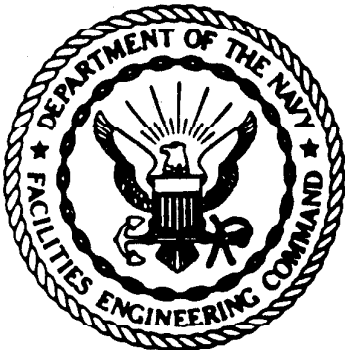


**THE 104(e) RESPONSES  
PROVIDED BY  
THE UNITED STATES NAVY**

**U.S. NAVY'S  
104(e) RESPONSE**



RECORDS SEARCH  
POTENTIAL HAZARDOUS SUBSTANCE  
CONTRIBUTIONS TO COMMENCEMENT BAY  
NEARSHORE/TIDEFLATS SUPERFUND SITE  
BY NAVAL ACTIVITIES IN THE  
COMMENCEMENT BAY AREA  
TACOMA, WASHINGTON

NEESA 17-014

NOVEMBER 1989



**NAVAL ENERGY AND ENVIRONMENTAL  
SUPPORT ACTIVITY**

**Port Hueneme, California 93043**

RECORDS SEARCH  
POTENTIAL HAZARDOUS SUBSTANCE CONTRIBUTIONS TO  
COMMENCEMENT BAY NEARSHORE/TIDEFLATS SUPERFUND SITE  
BY NAVAL ACTIVITIES IN THE  
COMMENCEMENT BAY AREA, TACOMA, WASHINGTON

NEESA 17-014

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November 1989

## EXECUTIVE SUMMARY

The Environmental Protection Agency (EPA) Region 10 letter of 24 April 1989 requested information regarding possible Naval activities involving hazardous substances in the Commencement Bay area. The request for information was made pursuant to section 104(e) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) as amended by Superfund Amendments and Reauthorization Act (SARA). Section 104(e) allows the EPA to require submission of information and documents related to hazardous materials operations.

This record search was performed to locate information requested by the EPA. We reviewed all known potential sources of information during the record search. This report provides a summary of relevant information located during the record search.

Two Navy facilities were identified in the Commencement Bay Area. These properties are former Naval Station, Tacoma and Naval and Marine Corps Reserve Center, Tacoma. Both sites are located adjacent to an area of contamination referred to by the EPA as the mouth of the Hylebos Waterway Problem Area, which is part of the Commencement Bay Nearshore/Tideflats Superfund site.

Naval Station, Tacoma occupied much of the peninsula bounded by Commencement Bay, Hylebos Waterway, Blair Waterway, and Eleventh Street from about 1942 until the late 1958. Because the Mouth of Hylebos Problem Area has been dredged several times since the facility was closed, it is unlikely that Naval Operations at former Naval Station, Tacoma contributed to current contamination at the Commencement Bay Nearshore/tideflats Superfund Site.

Naval and Marine Corps Reserve Center, Tacoma occupies 9.03 acres of the former Naval Station property. The reserve center has operated at the current site the late 1940s. The reserve center serves as host command for local Navy, Marine Corps, Army, and Coast Guard training units. The activity operates administrative facilities, shop facilities and pier facilities for training purposes.

Naval and Marine Corps Reserve Center Tacoma performs only limited maintenance operations that produce small quantities of hazardous waste. No reportable quantity releases of hazardous substances are known to have occurred at the facility. Four oil spills, totaling 15 gallons, have been reported by the Navy in the Tacoma area since 1972. Although the location of the spills are not known, presumably they occurred at or near the reserve center.

Hazardous substance operations and reported spills at the Naval and Marine Corps Reserve Center, Tacoma are not significant compared to the surrounding industrial facilities. Therefore it is unlikely that the reserve center is a significant contributor to the Commencement Bay Nearshore/Tideflats Superfund Site.

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## CHAPTER 1. INTRODUCTION.

1.1 SCOPE. On 24 April 1989, the Environmental Protection Agency (EPA) Region 10 sent a letter to the Naval and Marine Corps Reserve, requesting information regarding the present and former operations of the Naval facilities in the vicinity of the Commencement Bay Nearshore/Tideflats (CB/NT) Superfund Site. The letter states that the EPA has determined that the Naval and Marine Corps Reserve is a potentially responsible party at the Commencement Bay Nearshore/Tideflats Superfund Site. The EPA requested the following general information:

- A record of the location, size and boundaries of property that the Navy has owned, leased or occupied at the CB/NT site
- A list of leases or sub-leases which the Navy has entered into at the CB/NT site
- A general description of all activities and operations carried out at the CB/NT site
- A list of generic names and chemical characters of any hazardous substances handled at the Navy activities
- A description of how and when each hazardous substance was handled, stored, transported and disposed. As well as indicating which hazardous substances were contained in petroleum products
- All information regarding spills of hazardous substances at the subject facility
- Results of all environmental investigations
- All existing maps, diagrams, and photos of Naval activities and operations of the U.S. Naval and Marine Corps Reserve
- Records and maps of locations of all underground structures
- Maps showing the surface water drainage from Naval activities
- Names of all liability insurance carriers
- A description of the types of records maintained by the Navy
- A list and the current or last known address and telephone numbers of all persons or companies which may have knowledge relating to any of the above questions

The EPA letter is provided in Appendix A.

On 24 May 1989, Engineering Field Activity, Northwest (EFA NW) assumed the lead in responding to the EPA request. EFA NW requested a records search by NEESA to locate information requested by the EPA (OICC NW, 1989).

In accordance with the OICC NW request, this the scope of this report is limited to locating records required to respond to the EPA letter.

1.2 SOURCES OF INFORMATION. Offices contacted and types of records that were obtained during the record search are presented in Table 1.

### 1.3 DESCRIPTION OF CB/NT SUPERFUND SITE.

The Commencement Bay area has been used for commercial, urban and industrial purposes since the late 1800s. Current industrial uses include: pulp and lumber mills, shipbuilding, shipping, chemicals manufacturing, concrete manufacturing, aluminum smelting, oil refining, food processing, automotive repair, and railroad operations (NOAA, 1988).

Studies have identified high levels of metals, semi-volatile organic compounds, polychlorinated byphenyls (PCBs), and chlorinated pesticides in waterway sediments (NOAA, 1988). Identified problem areas include the head of the Hylebos Waterway, the Mouth of the Hylebos Waterway, Sitcum Waterway, Saint Paul Waterway, Middle Waterway, Head of City Waterway, Wheeler-Osgood Waterway, Mouth of City Waterway and Ruston Shoreline (EPA, 1989b). The areas are shown in Figure 1.

Current and former Navy facilities in the Commencement Bay area include the former Naval Station (NAVSTA) Tacoma and Naval and Marine Corps Reserve Center (NAVMARCORESCEN) Tacoma. Both facilities are located on the Peninsula bounded by the Hylebos Waterway, Commencement Bay, and Blair Waterway. The mouth of the Hylebos Problem Area is located adjacent to both the former NS and NAVMARCORESCEN. In addition, several private industrial facilities are located adjacent to the problem area. The head of the Hylebos Problem Area is located about 1 1/2 miles southeast of both Naval facilities.

The Hylebos Waterway was created by dredging the Puyallup River delta in the early 1920s (NOAA, 1988). Army Corps of Engineers, Seattle District records indicate that maintenance dredging occurred in the waterway in 1931, 1934, 1939, 1947, 1958, 1963, 1965, 1967, 1972, and 1974. Depth of the channel ranges from 28 feet below Mean-Low-Lower-Water (MLLW) near the south side of the channel to 36 feet below MLLW at mid channel (Tetra Tech, 1985a).

Identified contaminants in the Mouth of the Hylebos Problem Area include PCBs, hexachlorobutadene, chlorinated benzenes, nickel chlorinated ethenes, pentachlorocyclopentane, mercury, copper, zinc, phenol, benzyl alcohol, and biphenyl (Tetra Tech, 1985a).

Identified potential contaminant sources include the Occidental Chemical Facilities, Pennwalt Facilities, Kaiser Aluminum and Chemical Facilities, Hylebos Creek, and several unpaved log sorting areas (Tetra Tech, 1985b).

Table 1  
Offices Contacted During The Record Search

NAME OF ORGANIZATION	INFORMATION OBTAINED
Naval Historical Center Operational Archives Washington Navy Yard, Washington D.C. 20374	miscellaneous command histories
Naval Facilities Engineering Command, Alexandria, Va	maps and property records
Naval Facilities Engineering Command, Historian Naval Construction Battalion Center, Port Hueneme, CA	maps, photos, and property records
Regional Federal Archives Center, 6125 Sand Point Way, Seattle, WA	21 cubic feet of administrative files from 13th Naval District Reserve Coordinator
Western Division Naval Facilities Engineering Command, San Francisco, CA	property records
Environmental Protection Agency Region 10, Seattle, WA	administrative record located at Tacoma Public Library
Seattle District Army Corps of Engineers Seattle, WA	no records available
Facilities Officer Naval Reserve Readiness Command Region 22, San Francisco, CA	no records available
Officer in Charge of Construction, Northwest Silverdale, WA Currently Engineering Field Activity, Northwest	no records available
Naval Energy and Environmental Support Activity Port Hueneme, CA	oil and hazardous substance spill reports, and preliminary assessment report



# EXPLANATION

CURRENTLY OWNED NAVY PROPERTY  
(NAVAL AND MARINE CORPS RESERVE CENTER, TACOMA)

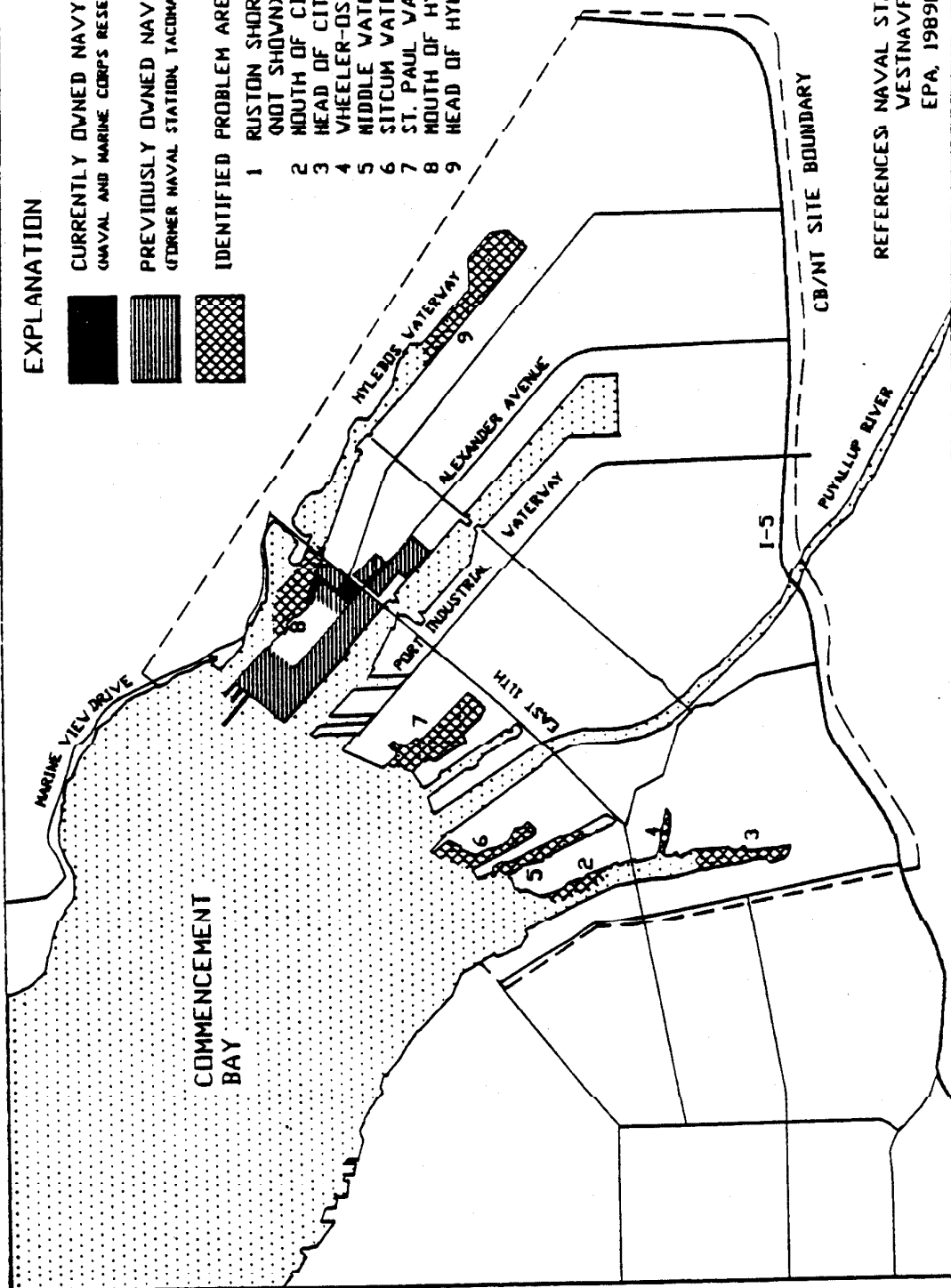
PREVIOUSLY OWNED NAVY PROPERTY  
(FORMER NAVAL STATION, TACOMA)

IDENTIFIED PROBLEM AREAS

- 1 RUSTON SHORELINE  
(NOT SHOWN)
- 2 MOUTH OF CITY WATERWAY
- 3 HEAD OF CITY WATERWAY
- 4 WHEELER-OSGOOD WATERWAY
- 5 MIDDLE WATERWAY
- 6 SITCUM WATERWAY
- 7 ST. PAUL WATERWAY
- 8 MOUTH OF HYLEBOS WATERWAY
- 9 HEAD OF HYLEBOS WATERWAY



NO SCALE



REFERENCES: NAVAL STATION TACOMA, 1950  
VESTNAVFACEGCOM, 1984  
EPA, 1989b



FIGURE 1  
COMMENCEMENT BAY  
NEARSHORE/TIDEFLATS  
SUPERFUND SITE, TACOMA, WASHINGTON

RECORD SEARCH  
POTENTIAL HAZARDOUS SUBSTANCE CONTRIBUTIONS TO  
COMMENCEMENT BAY NEARSHORE/TIDEFLATS SUPERFUND SITE  
NAVAL ACTIVITIES IN THE COMMENCEMENT BAY AREA  
TACOMA, WASHINGTON

## CHAPTER 2. FINDINGS

During the record search two Navy facilities were identified in the Commencement Bay Area. These properties are former NAVSTA Tacoma and NAVMARCORESCEN Tacoma. Both facilities are located on the peninsula bounded by the Hylebos Waterway, Commencement Bay, and Blair Waterway. This chapter summarizes significant findings made during the record search regarding each identified facility. Specific topics include real estate information, mission, history, and operations.

### 2.1 FORMER NAVAL STATION TACOMA.

2.1.1 Real Estate Holdings. The Navy controlled much of the peninsula bounded by Commencement Bay, Hylebos Waterway, Blair Waterway, and Eleventh Street from about 1942 until the late 1958. The property covered about 192 acres including 140 acres of dry land and 52 acres of water. Available references refer to the property as either Naval Industrial Reserve Shipyard, Tacoma or NAVSTA Tacoma. To avoid confusion this report will refer to the facility as former NAVSTA Tacoma.

Real estate holdings for former NAVSTA Tacoma are presented in Figure 2. A summary of real estate holding for former NAVSTA Tacoma is given in Table 2.

Table 2  
Summary of Navy Real Estate Holdings for  
Former Naval Station, Tacoma

Parcel Number	1	2	3	4	5	6	7
Area (Acres):	1a: 6.14 1b: 18.18 1c: 5.71	14.46	6.80	4a: 8.10 4b: 8.10	16.08	74.238	7a: 10.07 7b: 23.283
Date Acquired:	31 Aug 43	15 Sep 43	15 Sep 43	31 Aug 43	31 Aug 43	12 Mar 48	7 May 51
Acquisition Method:	----- Condemnation -----					Land Exchange	Transfer
Acquired from:	Civil #483 Evelyn Clapp	Civil #447 Evelyn Clapp	Civil #571 Evelyn Clapp	Civil #467 Tacoma Harbor Lumber Company	Civil #494 Annie Jones	Civil #820 Todd Shipyards	Civil 385 Department of Commerce
Disposal Method:	Excessed 1 Oct 58	Excessed 1 Oct 58	Excessed 1 Oct 58	Excessed 1 Oct 58	Excessed 1 Oct 58	Excessed 1 Oct 58	Excessed 1 Oct 58
Disposal to:	GSA #606	GSA #606	<del>GSA #606</del>	GSA #606	GSA #606	GSA #606	GSA #606
Comments:	Final sale date unknown	3.50 Acres Retained	4.83 Acres Retained	Final sale date unknown	Final sale date unknown	Final sale date unknown	Final sale date unknown

Parcel locations shown on Figure 2.

# EXPLANATION

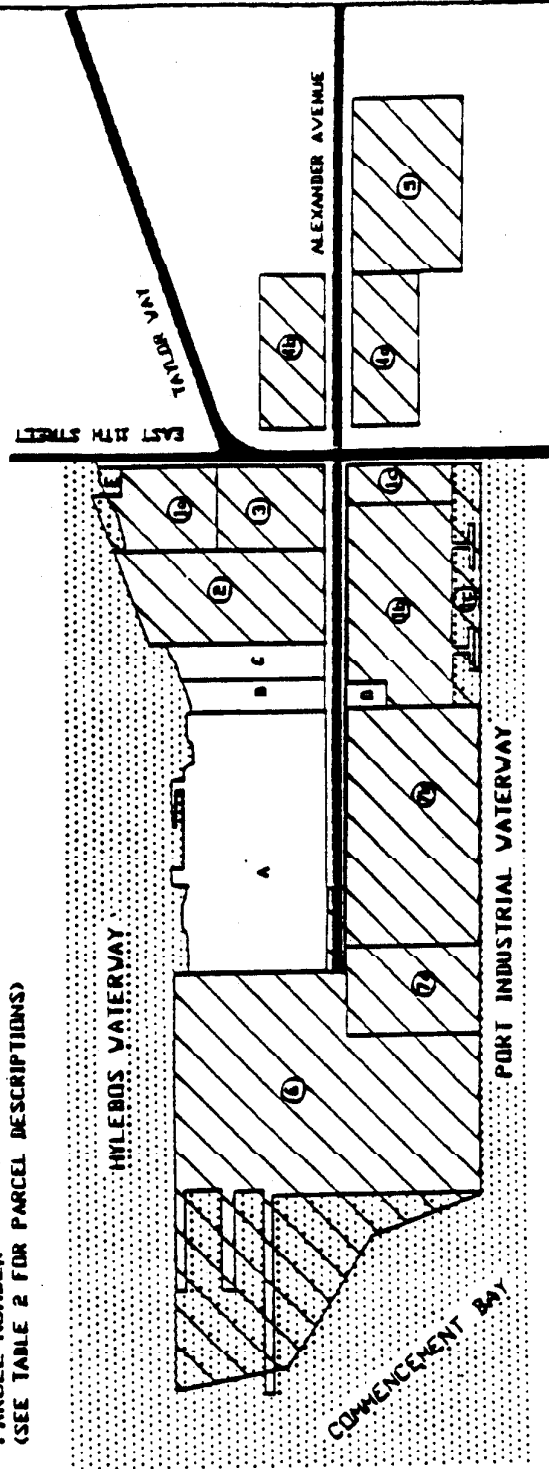
## OPERATOR

- A HOOKER ELECTROCHEMICAL COMPANY
- B FLETCHER OIL COMPANY
- C GENERAL PETROLEUM COMPANY
- D AIR REDUCTION SALES COMPANY
- E FOSS TUG AND LAUNCH COMPANY

UNITED STATES NAVY (NAVAL STATION, TACOMA)



PARCEL NUMBER  
(SEE TABLE 2 FOR PARCEL DESCRIPTIONS)



REFERENCE: NAVAL STATION, TACOMA, 1948



FIGURE 2  
NAVAL STATION, TACOMA  
REAL ESTATE HOLDINGS  
JUNE 1948

RECORD SEARCH  
POTENTIAL HAZARDOUS SUBSTANCE CONTRIBUTIONS TO  
COMMENCEMENT BAY NEARSHORE/TIDEFLATS SUPERFUND SITE  
BY NAVAL ACTIVITIES IN THE COMMENCEMENT BAY AREA  
TACOMA, WASHINGTON

2.1.2 History. Parcel 6 of former NAVSTA Tacoma was originally developed by Todd Shipyards in 1917 for production of ships during World War I. Operations ceased at the shipyard in 1925. The area housed woodworking plants from 1925 until 1939 when Todd Shipyards began shipyard reconstruction work (Department of Navy, 1952).

The outbreak of World War II brought renewed activity to the shipyard. In October 1942, the Navy obtained control of production at the shipyard. During the war, Todd Shipyards constructed 74 ships for the government. Types of ships included cargo vessels, destroyer tenders, gasoline tankers, auxiliary vessels, and escort carriers. In 1943, the government obtained control of Parcels 1 through 5 (Department of Navy, 1952). The area as developed by the Navy to support shipbuilding for the war.

Following World War II, NAVSTA Tacoma was formally established to provide berthing for ships of the Tacoma Reserve Fleet. In March 1948, the Navy purchased all remaining shipyard property from Todd Shipyards. The Shipyard may have been used for dismantling and retrofitting of Liberty and Victory ships from about 1946 to 1948 (E.T. Bailey, 1989). Based on aerial photos we believe this effort occurred in the area south of Pier 3.

Most of the Naval Station property was reported excess to the General Services Administration on 1 October 1958. The Navy retained two parcels with a total area of 8.33 acres for use as a Naval Reserve Center. The current reserve center occupies these parcels of land.

2.1.3 Mission. The mission of the NAVSTA Tacoma changed several times during the period of Navy involvement.

From 1940 until 1945, the facility was used to build and repair ships to support the war effort. Although the Navy obtained control of production during the war, Todd Shipyards maintained control of construction and repair operations throughout the war.

Following World War II, the shipyard was retained as an integral part of the Bureau of Ships mobilization planning program in compliance with the National Reserve Act (Public Law 80-883). The facility provided berthing space for ships of the reserve fleet (Department of Navy, 1952). Vessels of the reserve fleet were deactivated, preserved, and stored for future use.

Because no information related to the Korean Conflict was obtained during the record search, activities at NAVSTA Tacoma probably remained relatively unchanged during the war. Some mobilization activities may have taken place, but the extent of these activities is not known.

In 1958, the facility was deactivated and reported excess to the General Services Administration. A small parcel of land was retained for the current reserve center.

2.1.4 Operations. Because NAVSTA Tacoma has been closed for over 30 years, very little is known about specific operations that were carried at the facility.

General land uses included industrial/shipbuilding areas, training facilities, open storage and salvage areas and housing facilities. General land use at the facility is shown on Figure 3. A complete list of structures at the facility is included in Appendix B.

Based on the general mission of the facility, we believe industrial operations probably used and generated at least some hazardous substances. Hazardous substances that may have been generated include: waste paints, sandblast grit, waste oils, and other industrial wastes related to shipbuilding.

## 2.2 NAVAL AND MARINE CORPS RESERVE CENTER, TACOMA.

2.2.1 Real Estate Holdings. The Navy currently owns 9.03 acres for use by NAVMARCOESCEN Tacoma. In addition, the Navy has access to 0.45 acres owned by the Port of Tacoma. A summary of current real estate holdings for NAVMARCOESCEN is given in Table 3. The approximate extent of these holdings is shown in Figure 4.





Table 3  
Summary of Current Navy Real Estate Holdings for  
Naval and Marine Corps Reserve Center, Tacoma

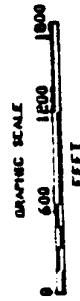
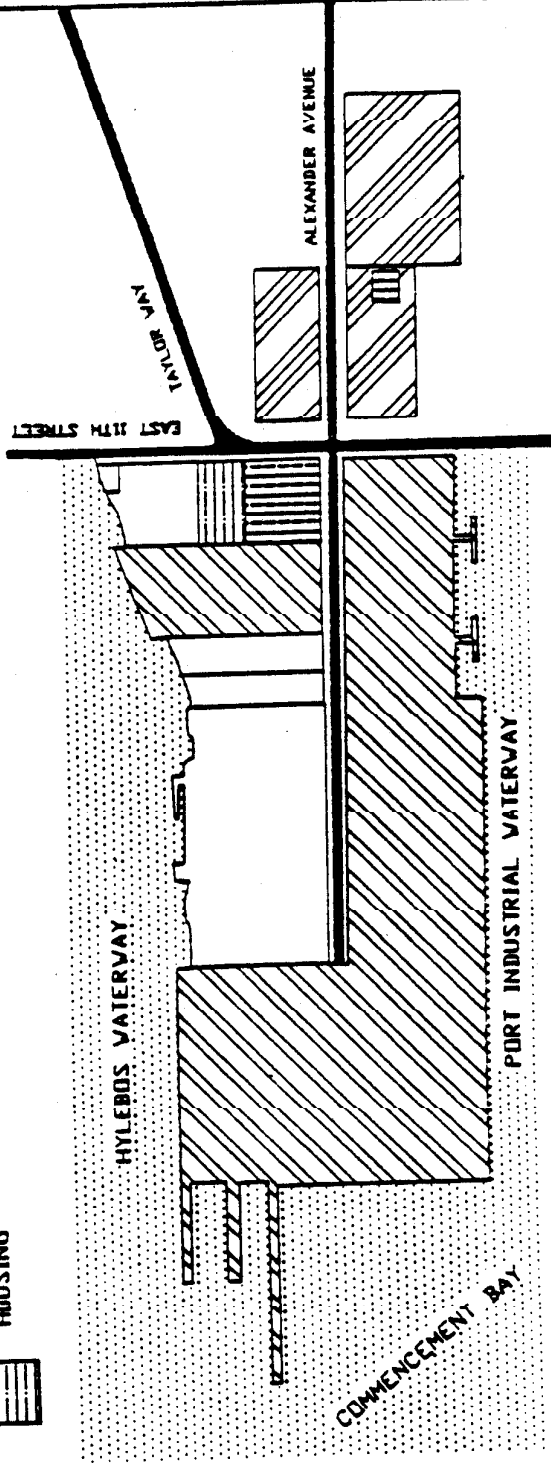
Item	Estate	Area (Acres)	Grantor Record Document	Date Acquired	Comments
1	Fee	3.50	Evelyn Clapp Civil #447	15 Sep 43	10.93 acres disposed 1 Oct 58 Tenant activities Army and Coast Guard Originally part of Naval Station parcel 2
2	Fee	4.83	Evelyn Clapp Civil #571	15 Sep 43	1.97 acres disposed 1 Oct 58 Tenant activities Army and Coast Guard Originally part of Naval Station parcel 3
3	Fee	0.70	Air Force	1 Jun 65	Tenant Coast Guard Joint use of Facilities with Fletcher Oil Company
4	Permit	0.21	Port of Tacoma	28 Feb 83	Maintain dolphins and mooring float
5	Easement	0.24	Port of Tacoma	24 Sep 84	

Parcel locations shown on Figure 4.  
Naval Station Parcels shown on Figure 2.

# EXPLANATION

GENERAL LAND USE  
(BASED ON BUILDING DESCRIPTIVE TITLES)

-  SHIPYARD / INDUSTRIAL AREA
-  TRAINING (NAVAL RESERVE)
-  OPEN STORAGE AND SALVAGE
-  HOUSING

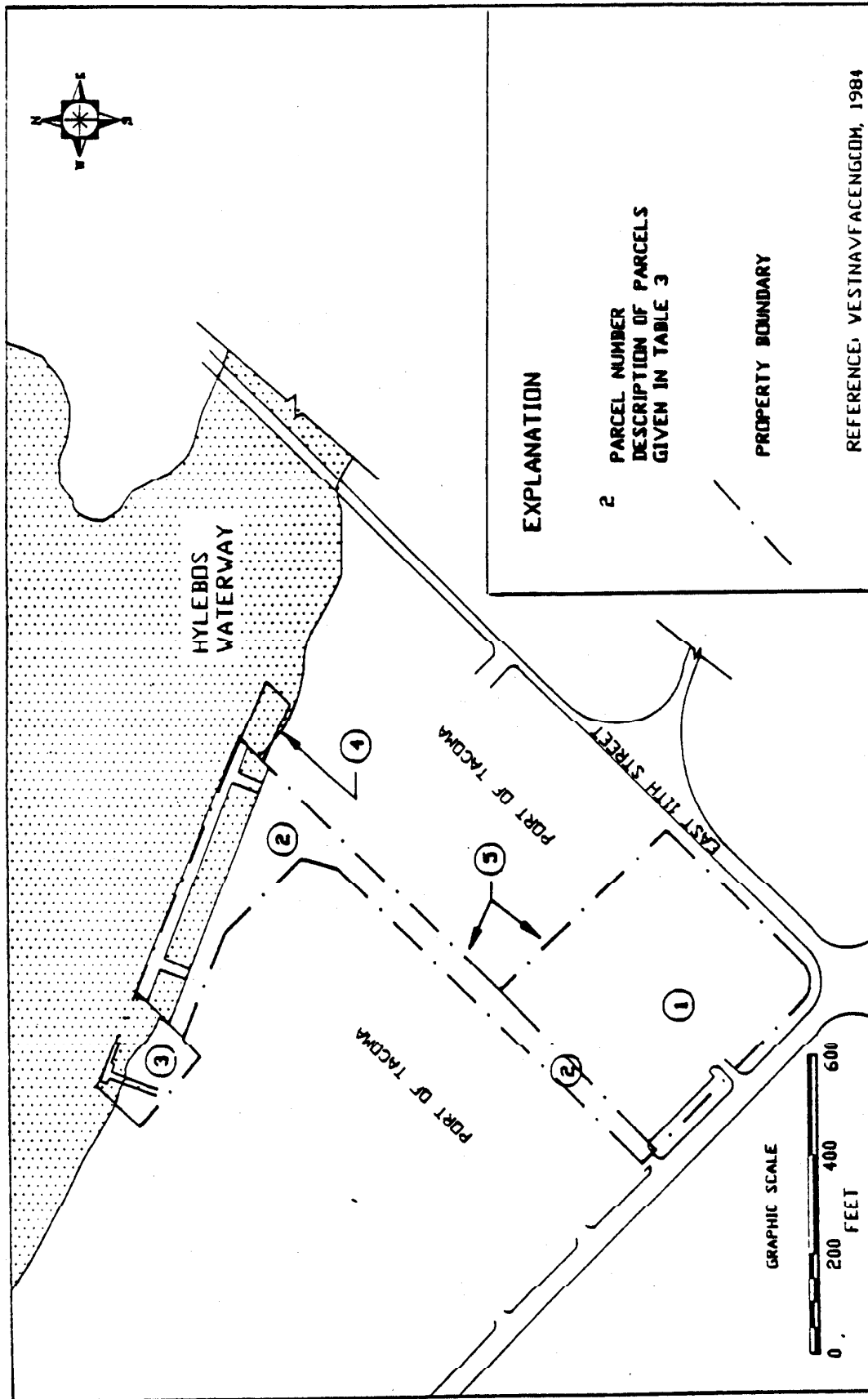


REFERENCE: NAVAL STATION TACOMA, 1950



FIGURE 3  
NAVAL STATION, TACOMA  
GENERAL LAND USE  
JUNE 1948

RECORD SEARCH  
POTENTIAL HAZARDOUS SUBSTANCE CONTRIBUTIONS TO  
COMMENCEMENT BAY NEARSHORE/TIDEFLATS SUPERFUND SITE  
BY NAVAL ACTIVITIES IN THE COMMENCEMENT BAY AREA  
TACOMA, WASHINGTON



# EXPLANATION

2 PARCEL NUMBER  
DESCRIPTION OF PARCELS  
GIVEN IN TABLE 3

PROPERTY BOUNDARY

REFERENCE: VESTNAVFACENGCOM, 1984



**FIGURE 4**  
NAVAL AND MARINE CORPS RESERVE CENTER  
TACOMA, WASHINGTON  
REAL ESTATE HOLDINGS

RECORD SEARCH  
POTENTIAL HAZARDOUS SUBSTANCE CONTRIBUTIONS TO  
COMMENCEMENT BAY NEARSHORE/TIDEFLATS SUPERFUND SITE  
NAVAL ACTIVITIES IN THE COMMENCEMENT BAY AREA  
TACOMA, WASHINGTON

2.2.2 History. Available records indicate that NAVMARCORESCEN Tacoma was established at the current site in the late 1940s as a tenant activity of NAVSTA Tacoma. The activity was originally housed in unoccupied NS buildings. In about 1964, old buildings at the site were demolished and new administration and maintenance facilities constructed.

2.2.3 Mission. NAVMARCORESCEN Tacoma serves as host command for local Navy, Marine Corps, Army, and Coast Guard training units. The activity operates administrative facilities, shop facilities, and pier facilities for training purposes. The activity has about 90 active duty and 650 reserve personnel.

2.2.4 Operations.

2.1.4.1 General. NAVMARCORESCEN Tacoma operates administrative facilities, shop facilities and pier facilities for training purposes. Existing facilities at the reserve center are shown on Figure 5. In addition, the reserve center is homeport for two mine sweepers; USS Implicit (MSO 455) and the USS Enhance (MSO 437). Both vessels are wood hulled minesweepers. The USS Enhance is currently deployed in the Middle East. In addition, other vessels have been stationed at the reserve center at various times.

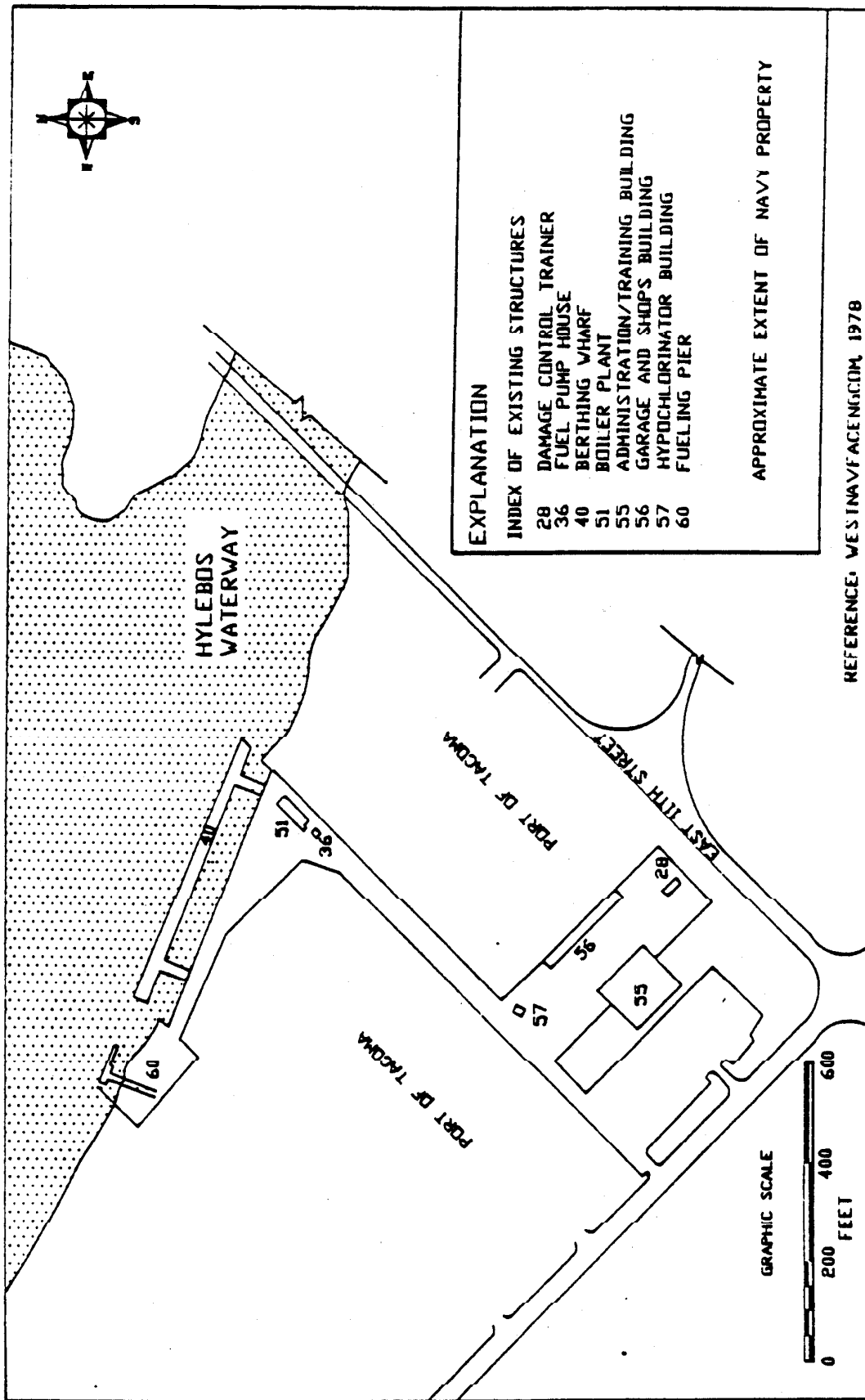
Shop facilities are used for only minor maintenance operations such as changing oil. Activity personnel estimate that about 75 gallons of waste motor oil are generated by the shops each year.

In December 1982, Naval Reserve Maintenance Training Facility (NRMTF) Puget Sound was established as a tenant of the reserve center. NRMTF was responsible for operation of the repair barge, YR-86. Facilities aboard the barge include a machine shop, valve and pump shop, welding shop, electric shop, carpentry shop, sheetmetal and pipe shop, and sail loft. A detailed description of barge capabilities is presented in Appendix D. In August 1988, NRMTF moved to Bremerton, Washington.

2.2.4.2 Hazardous Waste Operations. NAVMARCORESCEN Tacoma maintains an EPA generator number (WA 2170090037) to dispose of hazardous materials generated at the activity. The EPA generator number has been used for disposal of hazardous waste generated by both NAVMARCORESCEN Tacoma and the tenant activity NRMTF Puget Sound. These wastes are transported to the Defense Reutilization and Marketing Office (WA 9214053465) at Fort Lewis, Washington.

Operations that generate hazardous waste at the activity include painting and minor repair. Typical wastes generated by the activity include oils, fuels, solvents, paints, and batteries (NEESA, 1988b). In 1988, NEESA (1988b) reported that the activity produces from 1000 to 2000 gallons of hazardous waste per year. Most of the wastes were used oils produced by NRMTF, Tacoma.





REFERENCE: WESTNAVFACENCOM, 1978



**FIGURE 5**  
**NAVAL AND MARINE CORPS RESERVE CENTER**  
**TACOMA, WASHINGTON**  
**GENERAL LAND USE**

**RECORD SEARCH**  
**POTENTIAL HAZARDOUS SUBSTANCE CONTRIBUTIONS TO**  
**COMMENCEMENT BAY NEARSHORE/TIDEFLATS SUPERFUND SITE**  
**NAVAL ACTIVITIES IN THE COMMENCEMENT BAY AREA**  
**TACOMA, WASHINGTON**

Waste generation rates at NAVMARCORESCEN Tacoma dropped dramatically when NRMTF was moved to Bremerton, Washington. Current generation rates are estimated at less than 100 gallons per year.

Compounds identified on waste manifests include tetrachloroethylene, mineral spirits, paint, xylene, basic alkyl, and waste sodium phosphate tribase. Available hazardous waste manifests are provided in Appendix E.

2.2.4.3 Spill Reports. Naval activities are required to report oil and hazardous substance spills to the National Response Center and NEESA (CNO, 1983). Oil spill reports are compiled annually by NEESA into a summary report. Navy hazardous substance spill reports are compiled by NEESA for the Department of Defense into the Defense Environmental Status Report.

Oil spill reports have been compiled annually since 1972. A review of these reports identified four oil spills totaling 15 gallons in the Tacoma area since 1972. These spills are summarized as follows:

- In 1973, seven gallons of Navy Special Fuel Oil was spilled from a ship (DD 710). The reported cause of the spill was valve misalignment (Naval Civil Engineering Laboratory, 1974).
- Also in 1973, three gallons of Navy Special Fuel Oil was spilled from a ship (DD 710). The reported cause of the spill was improper procedures (Naval Civil Engineering Laboratory, 1974).
- In 1979, four gallons of waste (bilge) oil was spilled from a ship (DD 710). The reported cause of the spill was structural failure (Naval Environmental Support Office, 1980).
- In 1987, one gallon of Naval Distillate Fuel was spilled from the USS MIZAR (AGOR-11). The reported cause of the spill was personnel/monitoring error (NEESA, 1983a).

Because the above information was obtained from summary reports, no information was available regarding exact location of the spill and cleanup measures.

Reports of hazardous substance spills have been compiled annually since 1976. Our review of these reports did not identify any spills of hazardous substances in excess of reportable quantities.

#### 2.2.4.4 Environmental Studies.

In 1982, the Northwest Environmental Section of the Western Division, Naval Facilities Engineering Command performed an environmental engineering survey (PACNORWESTBRO Silverdale, 1982) at NAVMARCORESCEN Tacoma. The study focused on potable water supply, water pollution control, air pollution control, solid waste disposal, oil pollution control, oil spill management, and hazardous waste management. The report identified an automotive washrack which was improperly discharging to Hylebos Waterway. The study recommended modification of the system to discharge to the local sanitary sewer. The wash rack has been removed. The report is included in Appendix C.

In early 1988, NEESA performed a Preliminary Assessment (PA) Study (NEESA, 1988b) for NAVMARCORESCEN Tacoma. The PA was conducted in accordance with applicable Environmental Protection Agency Guidance. The goal of the PA is to identify any potential threats human health or the environment and recommend further action as needed. The study recommended further study at single spill area where oil and paint waste was visually identified.

2.2.4.5 Surface Drainage. Surface run-off from the reserve center is collected by a series of storm drains that discharge into the Hylebos Waterway via a concrete pipe near the reserve center pier. Appendix F shows facility topography and locations of catch basins.

2.2.4.6 Liability Insurance. The United States Government is self insured. When losses occur, funds from the appropriate account are used to pay for damages. In the case of potentially responsible party liability under CERCLA, the Defense Environmental Restoration Account is used (NAVFACENGCOM, 1989).

### CHAPTER 3. CONCLUSIONS.

Two Navy facilities were identified in the Commencement Bay Area. These properties are former NAVSTA Tacoma and NAVMARCORESCEN Tacoma. Both sites are located adjacent to the mouth of the Hylebos Waterway Problem Area, which is part of the Commencement Bay Nearshore/Tideflats Superfund site.

NS, Tacoma occupied much of the peninsula bounded by Commencement Bay, Hylebos Waterway, Blair Waterway, and Eleventh Street from about 1942 until the late 1958. Major industrial areas and operations were controlled by Todd Shipyards from 1942 until 1948. Because Navy control of the shipyard was limited to periods of relative inactivity and because the Mouth of Hylebos Problem Area has been dredged several times since the facility was returned to the private sector, we believe it is unlikely that Naval Operations at former Naval Station Tacoma contributed to current contamination at the Commencement Bay Nearshore/Tideflats Superfund Site.

NAVMARCORESCEN Tacoma Currently occupies 9.03 acres of the former Naval Station property. The reserve center has operated at the current site since the late 1940s. The reserve center serves as host command for local Navy, Marine Corps, Army, and Coast Guard training units. The activity operates administrative facilities, shop facilities and pier facilities for training purposes.

NAVMARCORESCEN Tacoma performs limited maintenance operations that produce small quantities of hazardous waste. No reportable quantity releases of hazardous substances are known to have occurred at the facility. Four oil spills, totaling 15 gallons, have been reported by the Navy in the Tacoma area since 1972.

Hazardous substance operations and reported spills at the Naval and Marine Corps Reserve Center, Tacoma are not significant compared to the surrounding industrial facilities. Therefore, it is unlikely that the reserve center is a significant contributor to the Commencement Bay Nearshore/Tideflats Superfund Site.

## REFERENCES

- CNO, 1983, OPNAVINST 5090.1, Subj: Environmental and Natural Resources Protection Manual.
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- EPA, 1989b, Commencement Bay Nearshore/Tideflats Superfund Site, General Information Packet for Property Owners and Businesses.
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- OICC NW, 1989, ltr of 24 May 1989, Ser 09ERI/3698, Subj: Commencement Bay Nearshore Tideflats Superfund Site.
- PACNORWESTBRO Silverdale, 1982, Environmental Engineering Survey, Navy and Marine Corps Reserve Center, Tacoma, Washington.
- Tacoma-Pierce County Health Department, 1983, Commencement Bay Nearshore/Tideflats Drainage System Investigation, Prepared for Washington State Department of Ecology.

Tetra Tech, 1985a, Potential Remedial Technologies For The Commencement Bay Nearshore/Tideflats Remedial Investigation, Prepared for Washington State Department of Ecology and EPA.

Tetra Tech, 1985b, Summary Report For The Commencement Bay Nearshore/Tideflats Remedial Investigation, Prepared for Washington State Department of Ecology and EPA.

WESTNAVFACENGCOM, 1984, U.S. Naval & Marine Corps Reserve Training Center, Real Estate Summary Map, NAVFAC Drawing Numbers 601338 and 601339.

APPENDIX A

ENVIRONMENTAL PROTECTION AGENCY LETTER  
AND INFORMATION PACKET  
of April 1989

EPA, 1989a, ltr to Naval and Marine Corps Reserve of 19 April 1989, Subj: Commencement Bay Nearshore Tideflats Superfund Site.

EPA, 1989b, Commencement Bay Nearshore/Tideflats Superfund Site, General Information Packet for Property Owners and Businesses.



U.S. ENVIRONMENTAL PROTECTION AGENCY

REGION 10  
100 SIXTH AVENUE  
SEATTLE WASHINGTON 98101  
82 APR 31 PM 12:49

01 APR 24 1985  
SILVERDALE, WA 98133

REPLY TO  
ATTN OF

HW-113

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

U.S. Naval and Marine Corps Reserve  
Commander Navy Legal Services Command  
200 Stovall Street  
Alexandria, VA 22332

Re: Commencement Bay Nearshore/Tideflats Superfund Site

Dear Sir or Madam:

The United States Environmental Protection Agency (EPA) has documented the release or threatened release of hazardous substances at the Commencement Bay-Nearshore/Tideflats Superfund site (herein referred to as the CB/NT site). In 1983, the site was listed on the National Priorities List pursuant to the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended by the Superfund Amendments and Reauthorization Act of 1986, 42 U.S.C. § 9601 et seq. (herein referenced as CERCLA or Superfund).

Under CERCLA, any cost incurred by the government in responding to a release or threatened release of hazardous substances at the site, including the investigations, planning, studies, and cleanup, is the liability of the responsible parties. EPA has recently completed a preliminary search for potentially responsible parties at the CB/NT site in order to notify them of their potential liability for costs related to past and future response actions at the site.

The purpose of this general notice letter is to formally notify you that EPA has determined that the U.S. Naval and Marine Corps Reserve is a potentially responsible party at the CB/NT site. It is also intended to apprise you of the EPA's progress in addressing the contamination at the CB/NT site and to request information from you to aid in the EPA's Superfund investigations, continued response actions, and assessments of liability at the site.

A complete list of the recipients of this general notice letter is attached (Attachment 1). We have also enclosed a CB/NT general information package which has been distributed to all businesses in the Commencement Bay area. This should assist you in understanding the CB/NT site, the currently proposed cleanup plan for the site, and the Superfund process in general.

Through a cooperative agreement with EPA, the Washington Department of Ecology (Ecology) has been the lead agency for the Superfund investigations at the site to date. A fact sheet summary of Ecology's Superfund investiga-



tion and study reports, as well as the proposed cleanup plan for the CB/NT site, are available from Ecology as indicated in the enclosed information package. These fact sheets were previously mailed to most businesses and properties in the Commencement Bay area for informational purposes. Copies of all CB/NT fact sheets and reports, as well as the complete CB/NT site file documents, are available at several EPA and Ecology repositories throughout the Puget Sound area (listed in the enclosed informational package).

#### EPA Authority and CERCLA Liability

Section 104 of CERCLA authorizes EPA to remove or arrange for the removal of hazardous substances and to provide for remedial action related to the cleanup of those substances, whenever any hazardous substance is released or there is a substantial threat of such a release into the environment. EPA may also undertake such investigations, monitoring, surveys, testing, and other information gathering as it deems necessary to identify the existence and extent of the release or threat thereof, the source and nature of the hazardous substances involved, and the extent of danger to the public health or welfare or to the environment.

EPA has expended and is currently spending public funds to perform CERCLA response and investigatory activities to mitigate and/or prevent the release or threat of release of hazardous substances at the CB/NT site. An extensive Superfund investigation and study, known as a Remedial Investigation and Feasibility Study (RI/FS), has been conducted that recommends a comprehensive cleanup program for the CB/NT site including both sediment remediation and control of sources of contamination into bay. EPA will make a final selection of remedy for the site in a Record of Decision (ROD) following a period of public comment. The public comment period for the RI/FS began on February 24, 1989, and extends to June 24, 1989.

The enclosed information package describes nine separate CB/NT problem areas. Under the currently proposed plan, EPA would begin implementing sediment remedial actions in each problem area on a phased basis, following the issuance of a ROD later this year.

As the attached list indicates, EPA has notified separate groups of potentially responsible parties for each of the nine CB/NT problem areas. As further information is developed, EPA will make a final determination, identifying potentially responsible parties for each problem area. Negotiations with potentially responsible parties and actual implementation of the response actions for each problem area would proceed on a phased basis over a several year period. EPA may also conduct further investigations and implement any necessary Superfund response actions within the CB/NT site, unless it is determined that those actions will be promptly and properly conducted by a responsible party.

Responsible parties under CERCLA include the current and past owners and operators of the site, persons who currently lease property at the site or who have leased property at the site in the past, and persons who generated hazardous substances or who were involved in the transport,

treatment, or disposal of such substances at the site. See 42 U.S.C. § 9607(a)(1)-(4). Pursuant to Section 107(a) of CERCLA, 42 U.S.C. § 9607(a), responsible parties may be liable for all monies including interest thereon expended by the government to take any necessary response actions at the site including investigatory activities, planning, oversight, and cleanup of the site. Liability under Section 107 of Superfund is strict, joint, and several for all responsible parties.

#### Request For Information

In addition to notifying the U.S. Naval and Marine Corps Reserve of its potential liability relating to the CB/NT site, EPA is seeking to obtain certain information from the U.S. Naval and Marine Corps Reserve relevant to the treatment, disposal, or transportation for treatment or disposal of hazardous substances at the site. Under the provisions of Section 104(e) of CERCLA, 42 U.S.C. § 9604(e), as amended, and Section 3007 of the Resource Conservation and Recovery Act (RCRA), 42 U.S.C. § 6927, as amended, EPA has the authority to require any person who has or may have information relevant to the following to furnish such information: (1) the identification, nature, and quantity of materials which have been or are generated, treated, stored or disposed of at the facility; (2) the nature or extent of a release or threatened release of a hazardous substance or pollutant or contaminant, at or from a vessel or facility; and (3) information relating to the ability of a person to pay for or perform a cleanup.

The term "site" as used in this letter and request for information refers to the term "facility" which is broadly defined in CERCLA. A facility includes "any site or area where a hazardous substance has been deposited, stored, disposed of, or placed, or otherwise come to be located . . . ." 42 U.S.C. § 9601(9). The CB/NT site encompasses approximately 10 to 12 square miles of shallow water, shoreline, tideflats and nearby upland areas. The nearshore portion of the site extends from the head of City Waterway to Point Defiance. The tideflats area includes the industrialized waterways and properties which have been developed on the delta of the Puyallup River. In both areas, the site includes all water and bottom sediment to depths of 60 feet below the Mean Lower Low Water (MLLW) contour. It also includes upland areas which are defined by drainage-basin features rather than political boundaries, with the exception that the Puyallup River is only included from the bay upstream to the Interstate 5 highway bridge. For purposes of this notice letter and request for information, it is important not to confuse the terms "facility" and "site" (which encompass the entire CB/NT Superfund project area) with your specific property, operation, or business.

The terms "hazardous substances" as defined under Section 101(14) of CERCLA, as amended, and "pollutants and contaminants" as defined under Section 101(33) of CERCLA, as amended, are used in this letter and request for information to describe any of a wide range of chemical compounds found in raw materials, additives, intermediate products, byproducts, waste streams and final products. Materials of concern could be associated with commercial activities such as painting, cleaning, degreasing, repairing,

manufacturing, storage,  
found in more generaliz

Pursuant to the E  
of CERCLA, as amended, y  
response to the question  
please include all avail  
well as those currently

1. List the location  
has owned, leased o  
approximate size an  
occupied such prop  
lessors, and occupa
  2. Please review the a  
properties in the C  
Marine Corps Reserve  
Indicate whether thi  
additions if appropri  
changes to this list
  3. Describe and list any  
Marine Corps Reserve  
any time pertaining t  
operations in th
  4. Provide a general des  
out by the U.S. Naval  
property in the CB/NT  
such operations and ac
  5. List the generic names  
substances" and any "p  
of this letter, that t  
generated, stored, tre  
or used in any processe  
Briefly describe the pr  
by the U.S. Naval and M  
substances, pollutants,  
include, but not be lim
- a general descript  
or cleaning operati
  - a general descripti  
resulting from thes

- analytical data describing these materials, or material safety data sheets (MSDS), if available
  - the location and system for delivery, unloading, and storage of each substance to the facility
  - monitoring systems used for chemical inventory in storage facilities
  - procedures for cleaning storage tanks, equipment, and structures where such hazardous substances, pollutants or contaminants were used or otherwise handled
6. For each hazardous substance identified above, please describe how the substance is or was handled, the dates or approximate time it was handled, and the total quantity in weight or volume (estimate if quantity not available) of such hazardous substances, pollutants, or contaminants.
  7. Describe where and for how long any such hazardous substances, pollutants or contaminants described above were stored, and where and when the material was disposed of. Include on-property and off-property, informal and formal storage and disposal.
  8. What arrangements (if any) were made to transport the hazardous substances, pollutants, or contaminants away from your property or operation? Who was the transporter of the hazardous substances, and what is the transporter's current/previous address?
  9. If any of the hazardous substances identified in response to questions 5-8 above were contained in oil or petroleum products, indicate the source of such hazardous substances, the amount and concentration mixed or contained in the oil, the date(s) such mixing occurred, the process or method of introduction of hazardous substances into the oil, and any other information in your possession regarding the presence of hazardous substances in oil or petroleum products which you generated, stored, transported, or disposed.
  10. Provide all information you have regarding spills, leaks, and pipeline breaks of hazardous substances, pollutants, or contaminants on or around property owned or occupied by the U.S. Naval and Marine Corps Reserve, including any spills caused by a lessor or occupant of such property. This should include the generic name and chemical constituents of the materials(s) spilled, the quantity of material spilled, cleanup measures taken, the cause of the spill and any other related information.

11. Describe and provide the results of all environmental investigations that have taken place on or around property owned or occupied by the U.S. Naval and Marine Corps Reserve. This includes investigations of the physical and chemical characteristics of the soil, surface water, sediments, air and groundwater. This also includes historical evaluations of potential/known contamination. Provide a list of all investigations planned or completed (include the purpose, dates, and relevant documents).
12. Provide all existing maps, diagrams, and photos of property and operations of the U.S. Naval and Marine Corps Reserve. If appropriate, include information that indicates original shoreline boundaries, and any changes to the shoreline that may have occurred. Also indicate whether any portion of the property includes intertidal or submerged portions of the adjacent marine waterways or nearshore areas to a depth of sixty (60) feet below the Mean Lower Low Water (MLLW) contour.
13. Provide records and maps of locations of all underground structures at any property owned or occupied by the U.S. Naval and Marine Corps Reserve, including underground pipelines, bulkheads, storage facilities or other underground structures.
14. Describe the surface water drainage from such property, including but not limited to, whether precipitation collects in storm drains, ditches, or discharge to a local waterway.
15. Provide the name of all of liability insurance carriers and copies of any liability insurance policies maintained by the U.S. Naval and Marine Corps Reserve that may provide liability coverage for damages resulting from releases of hazardous substances and/or wastes, pollutants, or contaminants. If such insurance policies are voluminous, or if you prefer not to submit them at this time but agree to submit the policies or make them available to EPA at a later date, you may provide EPA with a list of such insurance policies along with the name of the insurer, and the dates, extent, and amounts of such coverage.
16. Please provide any other information, correspondence, or records in the possession or control of the U.S. Naval and Marine Corps Reserve regarding the use, treatment, storage, or disposal, or the transportation for use treatment, storage or disposal of hazardous substances or pollutants or contaminants at its property described in response to Question Number One above.
17. Provide a description of the types of records maintained by or otherwise available from the U.S. Naval and Marine Corps Reserve which are related to the subjects discussed in the above questions.
18. Provide a list and the current or last known address and telephone numbers of all persons or companies which may have knowledge relating to any of the above questions.

Your written answers to these questions must be sent to EPA within thirty (30) calendar days of your receipt of this letter. Your response should include all information and records you have related the above questions. If any records maintained with respect to the above questions are not in your possession, provide the current location and custodian of such records. Please answer all questions to the best of your knowledge.

Under Section 3008 of RCRA, 43 U.S.C. § 6928, failure to comply with this request may result in EPA's issuance of an order requiring compliance or the initiation of a civil action for appropriate relief. Section 3008 of RCRA and Section 104 of CERCLA also provide for civil penalties. Pursuant to Section 103 of CERCLA, it is unlawful for any person knowingly to destroy, mutilate, erase, dispose of, conceal, or otherwise render unavailable or unreadable, or falsify any of the above records.

EPA recognizes that this information request is broad in scope. If the information you possess is voluminous, you may respond within the thirty day period as to the availability of all related records, and provide a written description of the type of information available. Specifically, describe the types of records maintained with regard to the above requests for information including the date of the records, the author of the records, the current location of the records, and their current custodian. EPA also requests that arrangements be made to allow designated EPA employees, EPA authorized representatives including state employees, and their contractors to review all such documents.

EPA regulations governing confidentiality of business information are set forth in Part 2, Subpart B of Title 40 of the Code of Federal Regulations. See 41 Fed. Reg. 36902-36924 (September 1, 1976), as amended by 43 Fed. Reg. 40000 (September 8, 1978), 44 Fed. Reg. 17673 (March 23, 1979), and 48 Fed. Reg. 11270 (March 17, 1983), and 50 Fed. Reg. 61661 (December 18, 1985). For any portion of the information submitted which is entitled to confidential treatment, please assert a confidentiality claim in accordance with Section 104(e)(7) of CERCLA, 42 U.S.C. § 9607(e)(7), as amended, and 40 C.F.R. Section 2.201. If EPA determines that the information so designated meets the criteria set forth in Section 104(e)(7) of CERCLA and 40 C.F.R. Section 2.200, the information will be disclosed only to the extent, and by means of, the procedures specified in 40 C.F.R. Part 2, Subpart B. EPA will construe the failure to furnish a confidentiality claim with your response to this letter as a waiver of that claim, and information may be made available to the public by EPA without further notice to you.

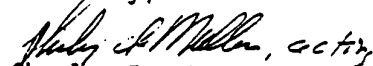
Please respond to EPA within the time frame indicated above. Your written response should be sent to Michael Stoner, Environmental Protection Agency, Region 10, Superfund Branch, 1200 Sixth Avenue, HW-113, Seattle, Washington 98101. Please direct any technical questions to Michael Stoner or Lynne Kershner at (206) 442-2141. If you have any legal questions, you may contact Allan B. Bakalian, Assistant Regional Counsel, at (206) 442-1789.

The factual and legal discussions contained in this letter are intended solely for notification and information purposes. They are not intended to be and cannot be relied upon as a final Agency position on any matter set forth herein.

In conclusion, EPA will be evaluating the responses which the agency receives from the recipients of this letter listed in Attachment 1. EPA will also be notifying all recipients of this general notice letter of an informational meeting to be held in early May to answer questions regarding this notice and request for information. Finally, if you wish to comment on the Commencement Bay-Nearshore/Tideflats Feasibility Study, the comment period closes on June 24, 1989.

Thank you for your prompt attention to this matter. Please do not hesitate to contact EPA should you have any questions regarding this general notice or request for information.

Sincerely,

  
Charles E. Findley, Director  
Hazardous Waste Division

Attachments (2) and Enclosure

cc: Richard Hibbard, Ecology

DEP NAME

PRP ADDRESS

Property of Concern (Current Operator)

INLEBYS WATERWAY

AK-VA Shipbuilding	401 Alexander, Tacoma, WA 98421	✓ AK-VA Shipbuilding
Alro Services Inc.	4110 East 11th, Tacoma, WA 98422	Alro Services, Inc.
Anderson, Stephen	3140 East 11th Street, Tacoma, WA 98422	✓ Steel Oil Co.
B & L Trucking & Construction Co.	1621 Marine View Drive, Tacoma, WA 98422	B & L Construction & Trucking Co., Inc.
Baker Financial Company, Inc.	234 N Santa Cruz Ave., Los Gatos, CA 95030	Modutech Marine
Bonneville Power Administration	P.O. Box 3621, Portland, OR 97208	Bonneville Power Administration
Brazier Forest Products	P.O. Box 1157, Tacoma WA 98401	Brazier Forest Products
Browner, Ken	4762 Hyde Blvd., Tacoma, WA 98422	The Dent Doctor
Buffelen Woodworking Co.	1901 Taylor Way, Tacoma, WA 98421	Buffelen Woodworking Co.
Cenex Agriculture Inc.	CT Core, 520 Pike Street, Seattle, WA 98101	Cenex Agriculture Inc.
Chemical Processors, Inc.	2203 Almore Way S., Suite 400, Seattle, WA 98134	✓ Chemical Processors Inc.
City of Tacoma	747 Harlet Street, Tacoma, WA 98421	City of Tacoma
Conley, Gerald	5403 Pendle Lane Rd NE, Tacoma, WA 98422	Cork Landfill
Dunlap Towing	P.O. Box 593, La Conner, WA 98257	Dunlap Towing
Fletcher Oil Company	733 Bishop Street, Honolulu, HI 96813	(PRI)
Galeway Consultants Inc.	CT Core, 520 Pike Street, Seattle, WA 98101	Buffelen Woodworking Co.
General Metals of Tacoma, Inc.	1902 Marine View Drive, Tacoma, WA 98422	✓ General Metals of Tacoma, Inc.
Howard, Donna L.	6713 Pacific Hwy East, Tacoma, WA 98424	Western Engineering
Huger, Robert C. & Janet L.	3502 Greenwood Ave., Tacoma, WA 98466	Stracke
J. G. Investments, Inc.	5400 Heister Drive, #21, Kelso, WA 98625	Jones-Goodell Corporation
Jones Chemicals, Inc.	1919 Marine View Drive, Tacoma, WA 98422	Jones Chemicals Inc.
Jones-Goodell Corporation	1690 Marine View Drive, Tacoma, WA 98422	Jones-Goodell Corporation
Joseph Simon & Sons Inc.	2200 East River Street, Tacoma, WA 98421	Rail & Locomotive Equipment Company
Kaiser Aluminum & Chemical Corp	3400 Taylor Way, Tacoma, WA 98421	✓ Kaiser Aluminum & Chemical Corp.
Lone Star Industries	3401 Taylor Way, Tacoma, WA 98421	Lonestar Industries
Louisiana Pacific Corporation	3825 Taylor Way, Tacoma, WA 98421	Louisiana Pacific Corporation



POP NAME	POP ADDRESS	Property of Concern (Current Operator)
Heritz	2216 East 11th Street, Tacoma WA 98421	Heritz
Illustrate Food Products Corporation	1623 East J Street, Tacoma, WA 98421	Mullie
Mullie	1424 Thorne Road, Tacoma, WA 98421	Mullie
Wynn Russel Electronics	1401 Thorne Road, Tacoma, WA 98421	Wynn Russel Electronics
McKenzie, Mrs. Eva	29 St. Helens Avenue #1406, Tacoma, WA 98402	McKenzie Fuel
Mintercreek Development	4224 Waller Road East, Tacoma, WA 98404	Arax Forge and Tool Co.
Modern Properties Inc.	P.O. Box 110880, Tacoma, WA 98411	William Drury Co.
Modern Properties Inc.	P.O. Box 110880, Tacoma, WA 98411	Suburban Propane
Modern Properties Inc.	P.O. Box 110880, Tacoma, WA 98411	Heritz
Nelson, Carl	P.O. Box 630, Tacoma, WA 98401	Tacoma Port Angeles Auto Freight
Norcore Plastics	1144 Thorne Road, Tacoma, WA 98421	Norcore Plastics
Oregon-Washington RR & Navigation Co.	CT Cor., 520 Pike Street, Seattle, WA 98101	Oregon-Washington RR & Navigation Co.
PACCO Poutine Products	1718 Thorne Road, Tacoma, WA 98421	Pacific Coast Building Products
Pacific Marine Repair	2220 East 11th, Tacoma, WA 98421	Pacific Marine Repair
Pacific Rim Packaging Corporation	1702 Port of Tacoma, WA 98421	Ritem Manufacturing Company
Port of Tacoma	1 Siltum Plaza, Tacoma, WA 98421	Port of Tacoma
Shurtliff, William H.	2331 Ross Way, Tacoma, WA 98421	Shurtliff Saw and Knife
Suburban Propane	1125 Thorne Road, Tacoma, WA 98421	Suburban Propane
Tacoma Port Angeles Auto Freight	2235 Ross Way, Tacoma, WA 98421	Tacoma Port Angeles Auto Freight
Wash. Department of Natural Resources	HS 04-21, John Chabersky Bldg., Olympia, WA 98504	Siltum Waterway
William Drury Co.	2220 E. 11th, Tacoma, WA 98421	William Drury Co.
ST. PAUL WATERWAY		
Champion International	One Champion Plaza, Stamford, CT 06921	Simon Tacoma Kraft Company
Simon Tacoma Kraft Company	801 Portland Avenue, Tacoma, WA 98421	Simon Tacoma Kraft Company
St. Pauls		

POP NAME	POP ADDRESS	Property of Concern (Current Operator)
Seaport Bark Supply, Inc.	3542 Lincoln Avenue, Tacoma, WA 98421	Seaport Bark Supply, Inc.
Shell Oil Co.	CT Core., 520 Pike, Seattle, WA 98101	Shell Oil Co.
Solidis Corporation	2244 Port of Tacoma Road, Tacoma, WA 98421	Northwest Processing, Inc.
Sound Refining Company	2628 Marine View Drive, Tacoma, WA 98422	Sound Refining Company
Sound Refining Company	2628 Marine View Drive, Tacoma, WA 98422	Ulight Marine Towing Inc.
Stone Investments	P.O. Box 25190, Honolulu, HI 96825	Oline, Don
Stratle	3001 Marine View Drive, Tacoma, WA 98422	Stratle
Superion Plastics	2116 Taylor Way, Tacoma, WA 98422	Superion Plastics
Sussman, Leslie P.	1 N. Stadium Way #6, Tacoma, WA 98402	General Metals of Tacoma, Inc.
Tacoma Boatbuilding Company Inc.	1840 Marine View Drive, Tacoma, WA 98422	Tacoma Boatbuilding Company Inc.
Taylor Way Investment Corporation	5501 Alport Way S., Tacoma, WA 98108	Barzer Forest Products
The Dent Doctor	2728 Marine View Drive, Tacoma, WA 98422	The Dent Doctor
United States Gypsum Company	2301 Taylor Way, Tacoma, WA 98421	United States Gypsum Company
U.S. Naval and Marine Corps Reserve	200 Stovell Street, Alexandria, VA 22302	U.S. Naval and Marine Corps Reserve
Vance Lift Truck	3302 East 11th Street, Tacoma, WA 98421	Vance Lift Truck
Wash Department of Natural Resources	MS 44-21, John Chambers Bldg., Olympia, WA 98504	Hylokos Waterway
Western Engineering	6713 Pacific Hwy East, Tacoma, WA 98424	Western Engineering
Weyerhaeuser Company	33663 32nd Drive S., Federal Way, WA 98003	Weyerhaeuser Company
Ulight Marine Towing Inc.	P.O. Box 47, Tacoma, WA 98401	Ulight Marine Towing Inc.
SITCLUM WATERWAY		
1 (The) Duco Inc.	1410 Thorne, Tacoma, WA 98421	General Chemical Corporation
Auer Force and Tool Co.	2311 Ross Way Trade Industries, Tacoma, WA 98421	Auer Force and Tool Co.
Bartel Company	P.O. Box 10725, Tacoma, WA 98402	Bartel Co.
Bushman, Marvin and Glee	2310 East 11th Street, Tacoma, WA 98421	Sound Battery Company
General Chemical Corporation	1410 Thorne Road, Tacoma, WA 98421	General Chemical Corporation
Georgia Pacific Resins, Inc.	1754 Thorne Road, Tacoma, WA 98424	Georgia Pacific Resins, Inc.
Givern Investments	1144 Thorne Road, Tacoma, WA 98421	Norcore Plastics

PROP LIST

PROP ADDRESS

Industrial Rubber Supply

2307 East D Street, Tacoma, WA 98421

Property of Concern (Current Operator)

J M Hartline Shiebuilding Corporation

401 East 15th, Tacoma, WA 98421

J M Hartline Shiebuilding Corporation

Jones, Lewis R

4 Forest Glen Lane SW, Tacoma, WA 98498

American Plating

Marine Iron Works, Inc.

1120 East D Street, Tacoma, WA 98421

Marine Iron Works

Mobil Oil Corporation

CT Corp., 520 Pike Street, Tacoma, WA 98101

Mobil Oil Corporation

Motorse Association

621 Dock Street, Tacoma, WA 98421

Toten Boat Haven

North Pacific Plywood

6220 Eustis-Hunt Road East, Spanaway, WA 98387

North Pacific Plywood

Oregon-Washington RR & Navigation Co.

702 East A Street, Tacoma, WA 98421

Olympic Chemical Corporation

Parter Paint Manufacturing Co., Inc.

CT Corp., 520 Pike Street, Seattle, WA 98101

Parter Paint Manufacturing Co., Inc.

Picturing Industries Incorporated

3326 S. Junette, Tacoma, WA 98409

Picturing Industries Incorporated

Shell Oil Co.

2102 East D Street, Tacoma, WA 98421

Shell Oil Co.

Superior Oil

CT Corp., 520 Pike Street, Seattle, WA 98101

Superior Oil

Toten Boat Haven

621 Dock Street, Tacoma, WA 98421

Toten Boat Haven

Union Oil Company

CT Corp., 520 Pike Street, Seattle, WA 98101

Union Oil Company

Union Pacific Railroad Company

15 04-21, John Chabers Bldg., Olympia, WA 98504

Union Pacific Railroad Company

Washington Department of Natural Resources

5720 Capitol Building, Olympia, WA 98504

City Waterway

West Coast Grocery Company

1525 East D Street, Tacoma, WA 98421

West Coast Grocery Company

Western Fish and Oyster

1137 Dock Street, Tacoma, WA 98421

Western Fish and Oyster

Whodworth & Company Inc.

1200 East D Street, Tacoma, WA 98421

Whodworth & Company Inc.

COTENEPENT BAY

ASAPCO, Inc.

P.O. Box 1677, Tacoma, WA 98401

ASAPCO, Inc.

Continental Grain

11 Schuster Parkway, Tacoma, WA 98402

Continental Grain

Port of Tacoma

1 Siltum Plaza, Tacoma, WA 98421

Continental Grain

MIDDLE WATERWAY

Cook's Marine Specialties	223 East F Street, Tacoma, WA 98421	Cook's Marine Specialties
Foss Marine Co.	225 E. F Street, Tacoma, WA 98421	Foss Launch & Tug Company
Marine Industries Northwest	313 East F Street, Tacoma, WA 98421	Marine Industries Northwest
Parson's Mills Inc.	300 Middle Waterway, Tacoma, WA 98421	Parson's Mills Inc.
Pioneer-Gudmundson Painting Co.	255 East F Street, Tacoma, WA 98421	Pioneer-Gudmundson Painting Co.
Puget Sound Plywood	230 East F Street, Tacoma, WA 98421	Puget Sound Plywood
Simsco Tacoma Kraft Company	801 Portland Avenue, Tacoma, WA 98421	Simsco Tacoma Kraft Company
Union Pacific Railroad Company	CT Cor., 520 Pike Street, Seattle, WA 98101	Parson's Mills Inc.
Washington Belt & Drive Systems	672 East 11th, Tacoma, WA 98421	Washington Belt & Drive Systems
West Department of Natural Resources	MS 04-21, John Chambers Bldg., Olympia, WA 98504	Middle Waterway
Western Marine Works, Inc.	666 East 11th Street, Tacoma, WA 98421	Western Machine Works, Inc.

UPELLER-OSGARD WATERWAY

Western Marine Works, Inc.	999 3rd Avenue, Seattle, WA 98101	Western Machine Works, Inc.
Western PDA Incorporated	CT Cor., 520 Pike Street, Seattle, WA 98101	Western PDA Incorporated
Western Fuel Oil Co.	1640 East J Street, Tacoma, WA 98421	Western Fuel Oil Co.
Northwest Container Corporation, Inc.	635 East 15th, Tacoma, WA 98421	Northwest Container Corporation, Inc.
Palmer Plywood Company	624 East 15th Street, Tacoma, WA 98421	Palmer Plywood Company
Western Plastics Corporation	2330 Port of Tacoma Road, Tacoma, WA 98421	Northwest Container Corporation, Inc.

CITY WATERWAY

Coastalcraft Inc.	1002 East F Street, Tacoma, WA 98421	Coastalcraft Inc.
Coast Iron	5225 7th East, Tacoma, WA 98421	Coast Iron
Flick Foundry Company	435 East 11th, Tacoma, WA 98421	Flick Foundry Company
George Scofield Co., Inc.	1543 Dock Street, Tacoma, WA 98421	George Scofield Co., Inc.
Globe Machine Manufacturing	701 E. D Street, Tacoma, WA 98421	Globe Machine Manufacturing
Harmon Cabinets, Inc.	1933 Dock Street, Tacoma, WA 98421	Harmon Cabinets, Inc.

Date 03/31/89  
Time 17:20:00

Commencement Bay PPP Search Report - Property Lists

\*\* TENANT PPP = U.S. Naval and Marine Corps Reserve

Parcel	Owner	Size (ac)	Parcel Address	Location	Waterway
2275200532	United States of America	0.710	11th & Alexander, Tacoma, WA	R-03 T-21 S-27 1/4-SE	Hyilebos
2275200502	United States of America	9.900	East 11th & Alexander, Tacoma, WA	R-03 T-21 S-27 1/4-SE	Hyilebos



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April, 1989

SEVERIDALE WA 98188

## COMMENCEMENT BAY - NEARSHORE/TIDEFLATS SUPERFUND SITE

### GENERAL INFORMATION PACKAGE FOR PROPERTY OWNERS AND BUSINESSES

On February 23, 1989, the Washington Department of Ecology (Ecology) and the U.S. Environmental Protection Agency (EPA) announced the publication of the Feasibility Study for the Commencement Bay - Nearshore/Tideflats (CB/NT) Superfund site, located in and near Tacoma, Washington. The main purpose of the Feasibility Study is to identify and evaluate alternative approaches for cleaning up nine specific problem areas within the site. Each problem area is a localized drainage basin emptying into Commencement Bay and is characterized in two ways: 1) as a chemically contaminated portion of marine bottom sediments, and 2) as a combination of properties, urban development, and industrial operations that appear to be the major sources of contamination to the marine environment. The proposed cleanup plan is a comprehensive program and will affect industries, businesses, property owners, renters, lessors, and lessees and real estate transactions in the Commencement Bay area over the next several years.

This package includes four sections which briefly describe the following:

- the Superfund process,
- the CB/NT site and the proposed cleanup strategy,
- general liability and responsibility under Superfund, and
- sources of additional CB/NT information.

The factual and legal information presented in this package is general and introductory. It is intended solely for informational purposes and should not take the place of appropriate technical and legal advice. However, the agency contacts listed on the back page are available to help clarify any questions you may have.

This information package is not an EPA notification of potential responsibility for cleanup activities at the site. EPA has, however, recently issued General Notice letters (with this package as an enclosure) to a number of businesses and property owners in the Tacoma Tideflats area. The process of EPA notification and the involvement of potentially responsible parties at the CB/NT site is described in more detail in following sections of this letter.

## THE SUPERFUND PROCESS

On September 6, 1983, EPA published the original National Priorities List (NPL) of hazardous waste sites, including the Commencement Bay Nearshore/Tideflats site. The list was developed by the EPA under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), commonly known as the Superfund law.

NPL sites are addressed under the Superfund Remedial Program. This program has been established to develop site-specific cleanup strategies that will eliminate or substantially reduce threats to the environment and the public health posed by hazardous substances at NPL sites. The program utilizes a three-phase problem solving approach, including a Study Phase, a Decision Phase, and a Cleanup Phase.

The Study Phase involves the development of a Remedial Investigation and Feasibility Study (RI/FS). During the RI/FS, conditions at the site are evaluated, problems are characterized and alternative methods to clean up the site are evaluated. The Study Phase is completed upon development of a Proposed Plan which describes EPA's recommendation for future action at the site. Publication of the RI/FS and Proposed Plan initiates the Decision Phase of the Superfund Process.

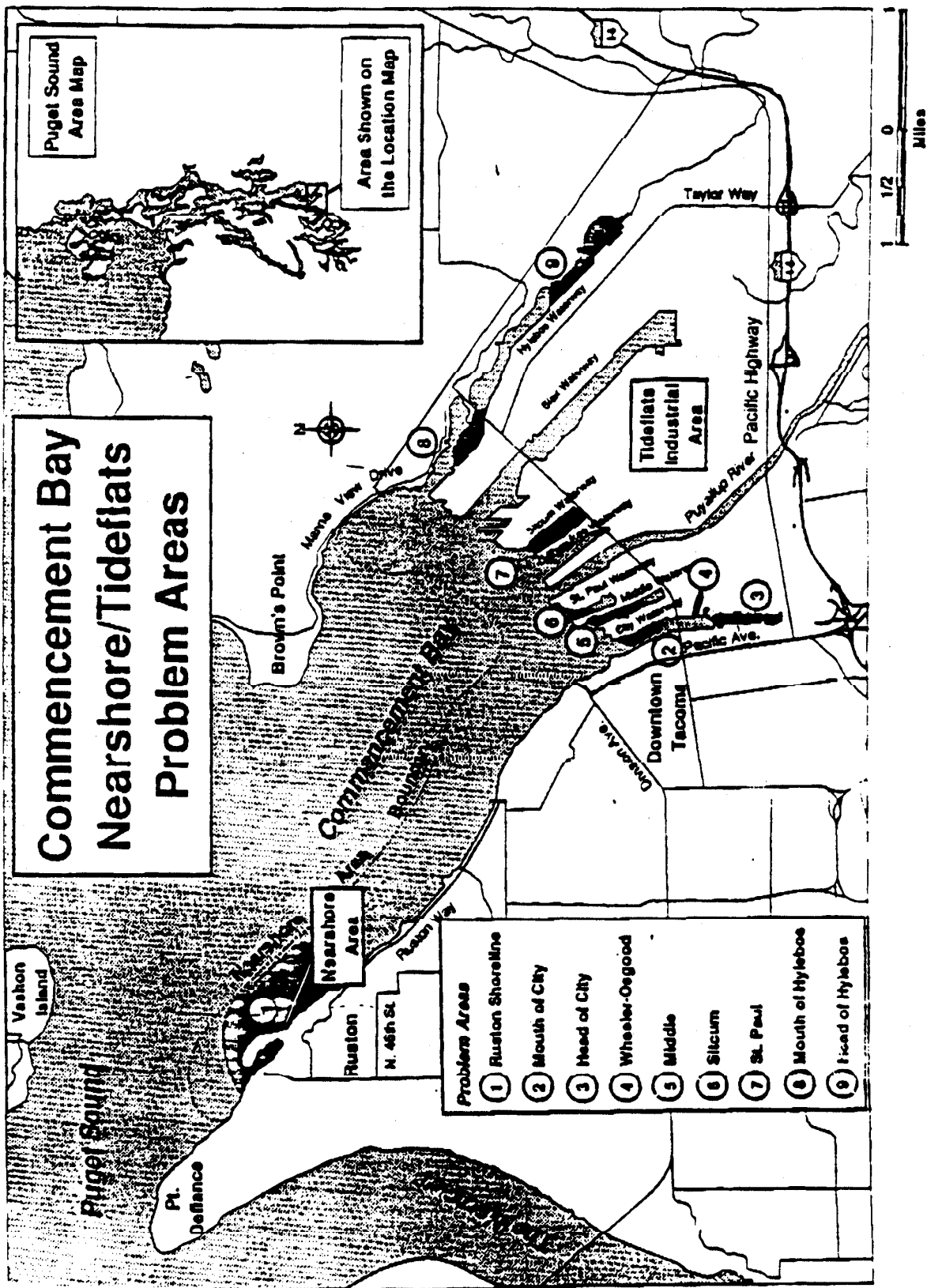
During the Decision Phase, the public is encouraged to comment on all aspects of the RI/FS and Proposed Plan. EPA then considers information received from the public and makes a final selection of remedy for the site, which is described in a Record of Decision (ROD). The ROD acts as the blueprint for the third and final phase of the Superfund Process, the Cleanup Phase.

The Cleanup Phase includes both Remedial Design and Remedial Action (RD/RA). During the RD/RA phase, cleanup actions described in the ROD are refined via further sampling and testing, more specific design and engineering; and finally, remedial action (i.e., cleanup) is undertaken. When cleanup is complete, or long term treatment known as Operation and Maintenance (O&M) is under way, the site can be removed from the NPL.

## GENERAL SITE INFORMATION

### SITE DESCRIPTION

The CB/NT site encompasses approximately 10 to 12 square miles of shallow water, shoreline, tideflats and upland areas, located in and near Tacoma, Washington (Figure 1). The Nearshore portion of the site extends from the head of City Waterway to Pt. Defiance. The Tideflats area includes the industrialized waterways and properties which have been developed on the delta of the Puyallup River. In both areas, the site includes all water and bottom sediment to depths of 60 ft below the low tide mark. It also includes upland areas which are defined by drainage-basin features rather than political boundaries, with the exception that the Puyallup River is only included from the bay upstream to the Interstate-5 highway bridge. Land, water and shorelines within the site are owned by the Port of Tacoma, the City of Tacoma, the State of Washington, Pierce County, the Puyallup Indian Tribe, and numerous private entities.





Urban and industrial development of the Commencement Bay area in Tacoma, Washington began in the late 1800s. Since that time, hazardous substances and waste material have been released into the terrestrial, freshwater, groundwater, and marine environments. Investigations conducted since 1978 have revealed chemical contamination of waters and sediments in the area; many of these contaminants have impacted marine life. Commencement Bay supports important commercial and recreational fisheries and the consumption of contaminated seafood from the area is a potential public health threat. The pollutants in Commencement Bay originate from both point discharges (that is, from specific facilities) and from nonpoint sources. Nonpoint sources include drainages to two creeks, the Puyallup River, and over 300 storm drains, seeps, and open channels; groundwater seepage; atmospheric fallout; and spills or releases to the environment.

In 1983, EPA announced that an agreement had been reached with the Washington Department of Ecology (Ecology), which provided federal Superfund money to Ecology in order to conduct an RI/FS at the site. The results of the RI were published in August 1985, and the results of the FS were published in February 1989.

#### PROPOSED PLAN

The Proposed Plan for the CB/NT site involves a two-step cleanup strategy that will require a combination of source control and sediment cleanup in each of the nine problem areas described in the Feasibility Study. An Integrated Action Plan has also been developed which establishes a priority for action for the two-step process of controlling releases of contaminants into the Bay (source control) and sediment cleanup for all nine problem areas. The Proposed Plan indicates a time frame of five years to complete all source control and sediment cleanup activities. Two or more problem areas may be addressed at the same time, depending on available funding, the success of source control actions, and the ability of the agencies and the regulated community to satisfactorily perform sediment cleanup actions.

The estimated cost of sediment cleanup as proposed in the FS is \$27.4 million for all nine problem areas warranting further action under Superfund. The purpose of this proposed action is to correct the documented biological and potential human health impacts associated with contaminated sediments at the site. Some areas will be cleaned up by dredging and disposing of contaminated sediments; in others the sediments may be capped in place or left to recover naturally. The proposed sediment cleanup alternative and estimated cost for each of the nine problem areas is listed below:

<u>Problem Area</u>	<u>Cleanup Alternative</u>	<u>Estimated Cost</u> (in millions)
Head of Hylebos Waterway	Nearshore Disposal	\$ 5.7
Mouth of Hylebos Waterway	Inwater Disposal	\$ 2.1
Sitcum Waterway	Nearshore Disposal	\$ 1.7
St. Paul Waterway	Cap in Place	\$ 2.0
Middle Waterway	Nearshore Disposal	\$ 1.6
Head of City Waterway	Inwater Disposal	\$ 3.8
Wheeler-Osgood Waterway	Inwater Disposal	\$ 0.1
Mouth of City Waterway	Natural Recovery	\$ 0.4
Ruston Shoreline	Upland/Nearshore Disposal	\$ 10.0

These costs do not include estimates for source control measures.

Completion and publication of the FS report and the Proposed Plan is an important milestone, because it represents a transition from a Study Phase to a Decision Phase. It also triggers one of the most important opportunities for public participation in the Superfund process, the public comment period. The public comment period for the CB/NT site is longer than usual, extending from February 24, 1989, to June 24, 1989, due to the complexities and scope of the problem. Following the 120 day public comment period, EPA and Ecology will prepare a Responsiveness Summary, describing and responding to significant community concerns, and a Record of Decision. The Record of Decision, which is scheduled for completion by September 1989, will be the blueprint for continuation of the selected long-term cleanup actions at the CB/NT site.

According to the Proposed Plan, implementation of the CB/NT cleanup strategy would be a joint EPA/Ecology effort. Ecology would expand on existing efforts to identify and control contaminant sources. Following successful implementation of source control, EPA would work with industries, businesses and property owners to accomplish and/or enforce the sediment remedial action selected for each problem area.

#### STEP ONE - SOURCE CONTROL

Since completion of the RI in 1985, the identification and control of contaminant sources has been recognized as the first step in cleaning up the CB/NT site. Source control activities have been conducted primarily by Ecology, using state water quality and state Superfund authorities. The major goal of the program is to eliminate or reduce the release of all toxic chemicals to the bay. Source control activities in Commencement Bay are broad ranging in scope and status of action. For many sources, such as shipyards, the implementation of best management practices is an important step towards cleanup. Some sources—storm drains, for example—are inherently complex and require further study of potential sources of contamination (which may be far from the site) before cleanup can take place.

Source control activities include combinations of legal actions, inspections, and on-site cleanup actions. Legal enforcement may include notices of violation, penalties, issuance of permits, negotiated consent decrees, and administrative orders to ensure compliance with federal, state and local laws. Site inspections are conducted for many reasons, including efforts to identify sources within a drainage basin, or to ensure that best management practices have been implemented.

Site investigations include more detailed actions to characterize the extent of contamination; they are necessary to ensure that the cleanup action will adequately address the problem at the site. Many actions can be taken to control contaminant sources. These range from immediate actions that address the most severe site contamination to more complete cleanup measures such as groundwater extraction and treatment. The success of source remedial actions is evaluated from monitoring data.

## STEP TWO - SEDIMENT CLEANUP

According to the Proposed Plan, the second step in the CB/NT cleanup strategy would be sediment cleanup. The recommended approach to remediating contaminated marine sediments is described in detail in the recently released Feasibility Study. EPA and Ecology have recommended a long-term goal for sediment quality at the site that would allow healthy marine life to thrive in the bay.

Some marginally contaminated areas would recover naturally following source control, but other areas would have to be cleaned up. Recommended approaches for cleanup include the use of standard dredge and fill operations, including capping in place; or dredging and disposal in nearshore, upland, or inwater facilities. In each case the site cleanup goal would be achieved by creating an effective barrier between the contaminated sediments and the marine environment. The agencies are proposing that the ROD should define performance criteria and a specific timeframe for cleanup, but allow use of any of four identified confinement options. If the plan is accepted, EPA would be the lead agency for enforcing sediment cleanup in each of the nine CB/NT problem areas.

## GENERAL RESPONSIBILITY AND LIABILITY INFORMATION

### NOTIFICATION OF RESPONSIBILITY

Superfund requires EPA to conduct a search for Potentially Responsible Parties (PRPs) to identify those who may be held liable for the cost of site investigation and cleanup actions. Under EPA's enforcement authority, PRPs may be required to perform or pay for cleanup actions whenever possible. Although EPA is willing to negotiate with private parties and encourages voluntary cleanup through legally binding agreements, it has the authority to order responsible parties to take specified cleanup actions. EPA may also elect to perform a cleanup using available Superfund monies and then institute a legal action to recover that money from the responsible parties.

In the case of the CB/NT site, EPA has recently conducted a search to identify Potentially Responsible Parties for each of the nine CB/NT problem areas of concern. These parties have been notified of their potential Superfund liability for sediment investigation and cleanup activities in a General Notice letter issued in April 1989. The letter also requested the addressees to clarify the status of their involvement at the site.

EPA also intends to send Special Notice letters to separate groups of PRPs for each problem area. These letters will be issued following successful implementation of source control in each problem area, as outlined in the Integrated Action Plan. The Special Notice letter will trigger a 120-day negotiation period between EPA and the PRPs in order to carry out the cleanup actions defined in the ROD. EPA will negotiate separately with each group of PRPs, holding them responsible for the cleanup of their designated problem areas. Successful negotiations will result in a legal agreement between EPA and the PRPs to perform this work.

Property owners and businesses in the Commencement Bay area that are not associated with sources of contamination to any of the nine specific CB/NT problem areas, or who do not own or operate contaminated portions of the problem areas, will not be held liable for the cost of cleaning up those areas. However, EPA may name additional PRPs through the Superfund notification procedures at a later date if new information is received.

In addition, some property owners and operators either have been or may be notified by Ecology of potential liability for response actions in the Tideflats area. In some cases, notification by Ecology may be related to CB/NT source control efforts. Source control actions by Ecology will be very closely coordinated with EPA's efforts to clean up sediments in the nearby waterway or shoreline. In other cases, Ecology may contact owners and operators in the Tideflats area for reasons that may be unrelated to the CB/NT Superfund project.

#### **LIABILITY UNDER SUPERFUND**

The liability and responsibility of property and business owners can be far reaching under Superfund. Whether you own property or are considering buying, selling, or leasing property, you should know about your responsibilities and potential liability for hazardous substances (primarily chemical contamination) on your property. This section briefly describes how environmental laws and regulations may affect property owners, lessees, and lessors.

#### **WHAT ARE MY LIABILITIES AS A PROPERTY OWNER OR LESSEE?**

The intent of Congress in passing the 1980 Superfund law (CERCLA) and the Superfund Amendments and Reauthorization Act of 1986 (SARA) was to make those who are in control of contaminated property as financially responsible for cleanup as those who may have caused the contamination problems. Congress also wanted potential buyers or lessees to assess carefully the potential hazards of property before buying or leasing land. Under current law, you are potentially responsible for cleanup if you:

- Were an owner of property or an operator of a facility on the property at any time it was contaminated (e.g., past owner/operator).
- Are a current owner of property or operator of a facility where there has been a release of hazardous substances into the environment (e.g., present owner/operator).
- Arranged for disposal or treatment of hazardous substances at a property or facility where there has been a release or threat of release of hazardous substances into the environment (e.g., generator).
- Transported hazardous substances to disposal or treatment facilities from which there has been a release or threatened release into the environment (e.g., transporter).

In addition to cleanup costs, the owner, lessor or lessee of contaminated property may be liable for damages to natural resources or human health caused by the contamination. Other environmental laws and regulations that may affect property owners, lessees and lessors are:

- The federal Resource Conservation and Recovery Act (RCRA) which regulates the treatment, storage, and disposal of hazardous wastes.
- The federal Clean Water Act and Clean Air Act, which regulate discharges to the water and air.
- State regulations governing hazardous materials.

#### **WHAT IF I OWN PROPERTY ON THE SITE AND WANT TO DEVELOP IT?**

If you are unsure or suspect that your property may be contaminated, it may be appropriate to gather information on the property's history that includes:

- The types of chemicals used on or adjacent to the property;
- The types of wastes generated;
- Where the wastes were disposed; and
- Where any chemical spills occurred.

An environmental assessment of this type of information will assist you in determining whether or not further investigation of the property is needed. Depending on the types of activities you plan to undertake, you will need to check with appropriate local and state agencies to determine if a permit will be required. Owners of contaminated property should keep in mind that they may be held liable for cleanup activities on the property at any time.

#### **WHAT IF I OWN PROPERTY ON THE SITE AND WANT TO SELL OR LEASE IT?**

In addition to conducting a Preliminary Assessment as described above, you may want to consider sampling and analyzing known or potential areas of contamination. Contaminants of concern include priority pollutants and all chemicals used or produced on the property in the past, especially those found on EPA's Hazardous Substance List.

Recent court cases have extended liability to include real estate brokers, investment companies, and banks or other lenders. Real estate brokers may be liable in a transaction involving contaminated property if they withhold information from the buyer or if they fail to adequately research past uses of the property. Similarly, an investment firm acting as property manager for a client may be solely or jointly liable (along with the property's owner) for activities involving hazardous materials. Lenders may be liable if they foreclose on contaminated property or participate in managing the property.

## HOW CAN I PROVE THAT I AM AN INNOCENT LANDOWNER?

In the Superfund Amendments and Reauthorization Act of 1986 (SARA), Congress provided that the present owner of contaminated property will not be liable for cleanup costs if the property was acquired after the hazardous substances were disposed or placed on the property, and the landowner can prove one or more of the following:

1. At the time of acquisition, the landowner did not know or have reason to know that any hazardous substances were disposed of on the property. In addition, he or she must have inquired into the previous property usages, in accordance with good commercial or customary practice.
2. The landowner is a government entity which acquired the property through any form of involuntary transfer, or through the exercise of eminent domain authority by purchase or condemnation.
3. The landowner acquired the property by inheritance or bequest.

In addition to establishing one or more of the above circumstances, the landowner must further establish that:

1. Due care was exercised with respect to the hazardous substances concerned, taking into consideration the characteristics of the hazardous substances and all the relevant facts and circumstances; and
2. Precautions were taken against foreseeable acts or omissions of a third party that caused the contamination and the consequences that could foreseeably result from such acts or omissions.

## SUMMARY

The information provided here is intended to be general and help property owners and businesses in the Tacoma tideflats area understand the CB/NT site and the Superfund process. The comment period for the CB/NT Proposed Plan runs through June 24, 1989, and the agencies are asking for public feedback on their current recommendations for future action at the site. Ecology is the lead agency for the project during the public comment period. Therefore questions regarding the RI/FS documents, the Proposed Plan and public meeting, should be directed to Richard Hibbard and Janet Rhodes, listed on the back page. In contrast, EPA is responsible for notifying PRPs of their potential liability for future sediment cleanup operations at the site. Questions regarding that notification process should therefore be directed to the EPA representatives listed on the back page. Identification of PRPs is an ongoing process and may change as EPA receives and evaluates responses to requested information.

# SOURCES OF ADDITIONAL INFORMATION

## AGENCY CONTACTS

### U.S. Environmental Protection Agency -- Seattle Offices

Mike Stoner, Superfund Site Manager, (206) 442-2710  
 Allan Bakalian, Assistant Regional Counsel, (206) 442-1789  
 Lynne Kershner, Assistant Site Manager, (206) 442-2741  
 Michelle Pirzadeh, Community Relations, (206) 442-1272

### Washington Department of Ecology -- Olympia Offices

Richard Hibbard, HWICP Project Manager, (206) 438-7349  
 Janet Rhodes, Community Relations, (206) 438-3080

## REFERENCES (contact Richard Hibbard or Janet Rhodes, listed above)

Commencement Bay - Nearshore/Tideflats Proposed Plan Fact Sheet,  
 Washington Department of Ecology, February 1989.

Commencement Bay - Nearshore/Tideflats Remedial Investigation Reports,  
 Prepared by Tetra Tech, Inc. for the Washington Department of Ecology, August  
 1985). All four documents are available for the cost of reproduction, postage  
 and sales tax (\$25.92).

Commencement Bay - Nearshore/Tideflats Feasibility Study Reports,  
 Prepared by Tetra Tech, Inc. and PFI Environmental Services, Inc. for  
 Washington Department of Ecology, February 1989. All five documents are  
 available for the cost of reproduction, postage and sales tax (\$23.62).

## INFORMATION REPOSITORIES

The Administrative Record, which includes the study reports and other  
 agency decision-making documents, is available at the following locations:

U.S. EPA  
 Region 10 Superfund Branch  
 Mail Stop HM-113  
 1200 6th Avenue  
 Seattle, WA 98101

Hazardous Waste Cleanup  
 and Investigations Program  
 Department of Ecology  
 4415 Woodview Drive S.E.  
 Lacey, WA 98503

Tacoma Public Library, Main Branch  
 1102 Tacoma Avenue South  
 Tacoma, WA

The CB/NT study reports are also available for review at the following  
 locations:

Tacoma Pierce County  
 Health Department  
 3629 South D Street  
 Tacoma, Washington

Ruston Town Hall  
 5117 N. Winnifred  
 Tacoma, Washington

PLU Library  
 121st and S. Park Avenue  
 Tacoma, Washington

## APPENDIX B

### REAL ESTATE INFORMATION

Naval Station Tacoma, 1951, U.S. Naval Station, Tacoma Pierce County, Washington, Index Map Showing Land Acquisitions.

Naval Station Tacoma, 1948, Map of Naval Station Tacoma, Washington, Naval Station Drawing Number 26.

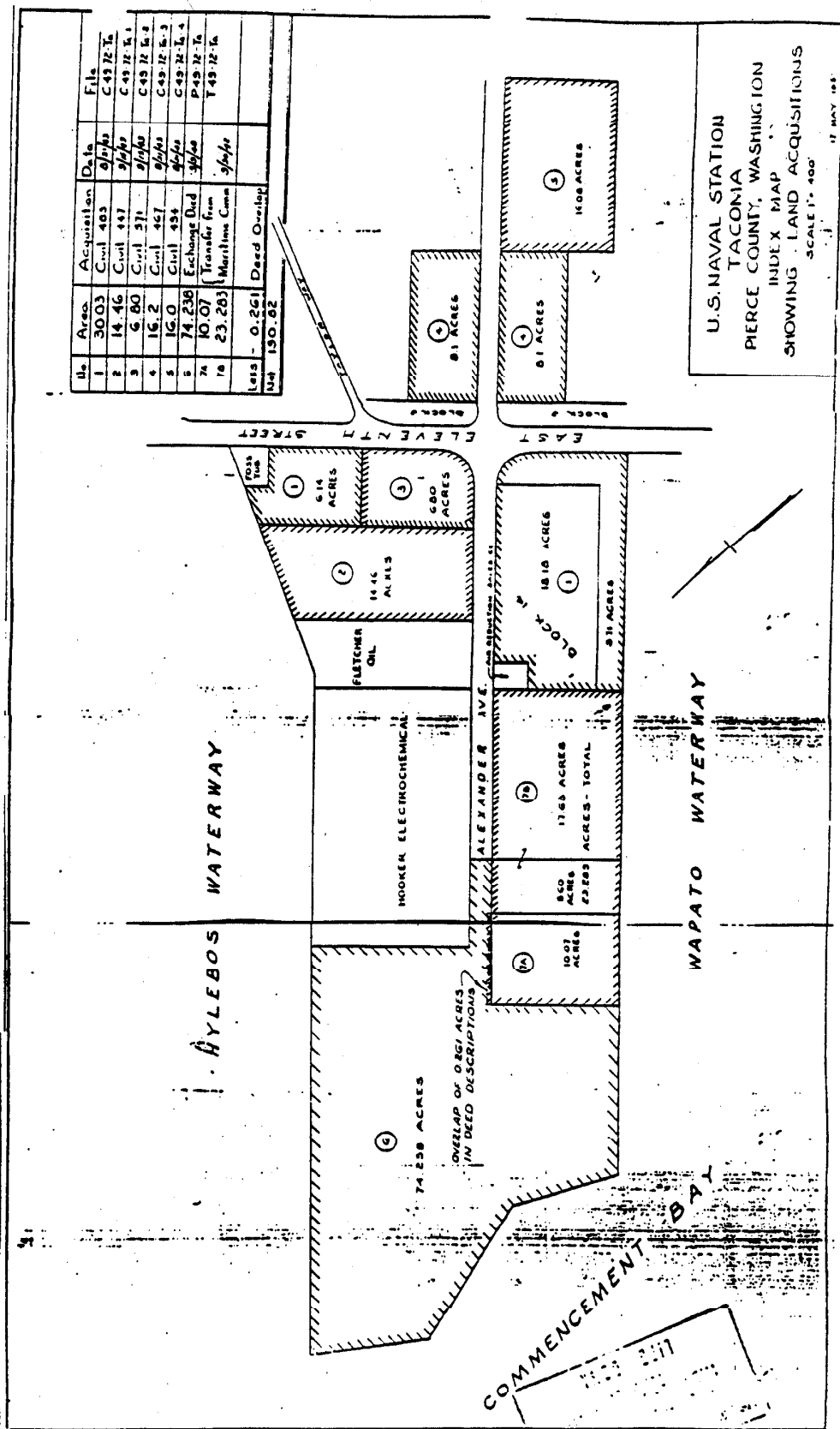
Bureau Of Yards and Docks, 1954, Naval Station, Tacoma, Washington, Services.

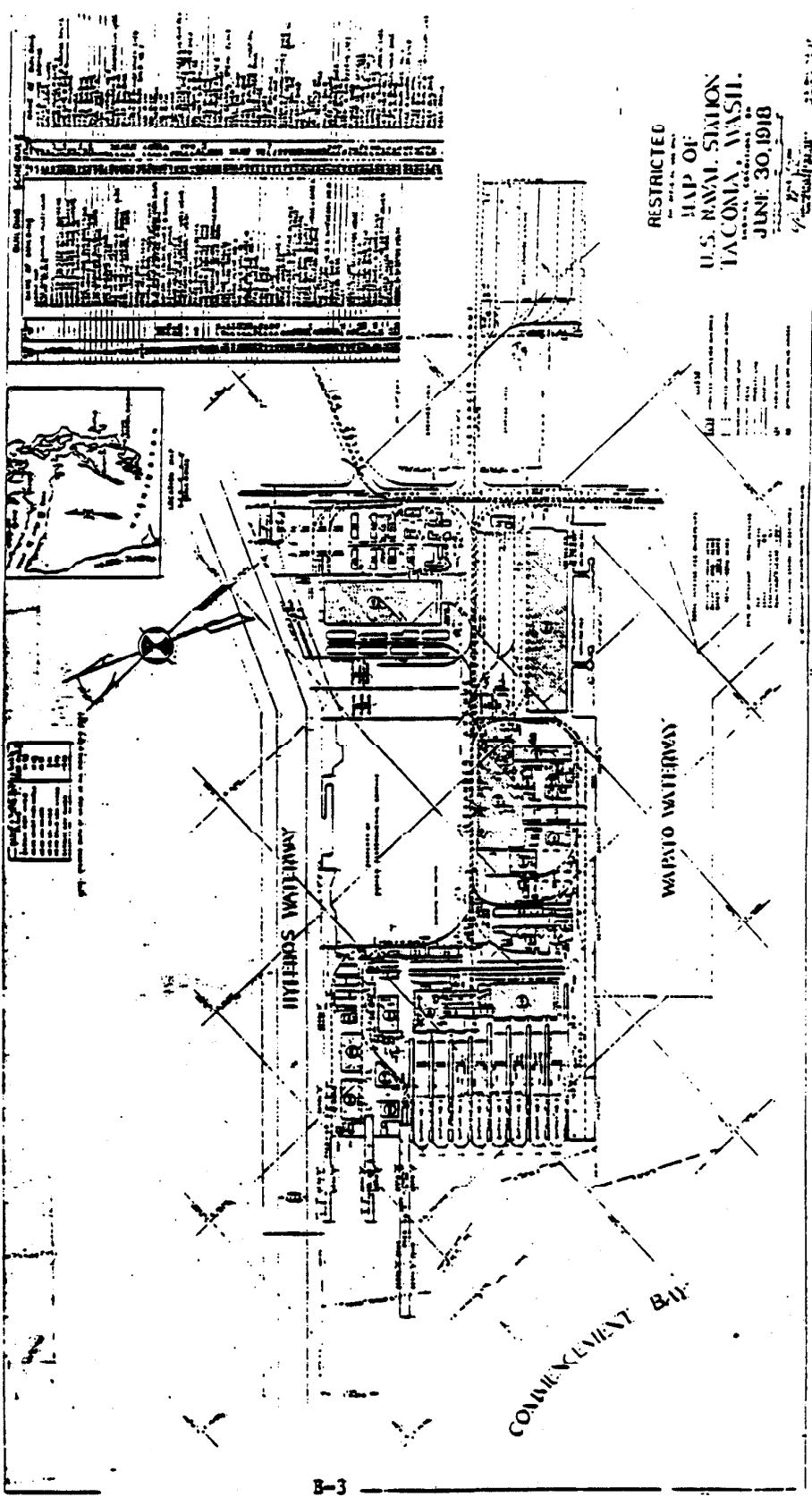
NAVFACENGCOM, 1984, U.S. Naval & Marine Corps Reserve Training Center, Real Estate Summary Map, NAVFAC Drawing Numbers 601338 and 601339.

Department of Navy, 1952, Military Public Works Program Installation Factual Data Sheet.

Property Descriptions







RESTRICTED  
 MAP OF  
 U.S. NAVAL STATION  
 TACOMA, WASH.  
 JUNE 30, 1918

TACOMA WAS

RESTRICTED







MILITARY PUBLIC WORKS PROGRAM  
DEPARTMENT OF THE NAVY  
15 October 1952

FY 1954

INSTALLATION NAME AND LOCATION

Naval Industrial Reserve Shipyard, Tacoma, Washington 70.

INSTALLATION FACTUAL DATA

GEOGRAPHICAL LOCATION:

In the Industrial Waterfront Area of Tacoma, Washington. Geographic Location at approximate center of the Naval Industrial Reserve Station Long. 122° 25' 42" Lat. 47° 16' 43".

PRINCIPAL MISSION:

- a. New construction of destroyer escorts and patrol craft.
- b. Ship repairs, maintenance and conversion.

DATE INITIALLY OCCUPIED:

March 1942 (Everett Pacific Shipbuilding and Dry Dock Company)

AREA, SIZE OR CAPACITY:

a. <u>Units</u>	b. <u>Leased</u>	c. <u>Govt-owned</u>	d. <u>Total</u>
Acres	0.00	191.12	191.12
a. <u>Officer</u>	b. <u>Enlisted</u>	c. <u>Civilian</u>	d. <u>Total</u>
-	-	-	-
-	-	-	-

PERSONNEL:

- e. Planning Basis
- f. Present

The only Government hired personnel will be personnel of the Supervisor of Shipbuilding Activities.

INSTALLATION NAME AND LOCATION

Naval Industrial Reserve Shipyard, Tacoma, Washington

PROJECT TITLE

Acquisition of Land and remaining  
improvements thereon

AUTHORIZATION

1. Status   2. Amount   3. Unfinanced

APPROP.  
FY 1954

\$45,000

\$45,000

\$45,000

New

15 Oct 1952

Naval Industrial Reserve Shipyard, Tacoma, Washington  
Acquisition of Land and remaining improvements thereon

Authorization Required.....\$45,000  
Appropriation FY 1954.....\$45,000

Basie of Requirement:

- (a) The purpose of this project is to acquire 0.69 acres of land and the remaining improvements thereon which are essential to meet the mobilization requirements of the Naval Industrial Reserve Shipyard, Tacoma, Washington.
- (b) This Naval Industrial Reserve Shipyard has been retained for and is an integral part of the Bureau of Ships mobilization planning in compliance with the National Industrial Reserve Act of 1948 (Public Law 883 - 80th Congress). This is an Act "to promote the common defense by providing for the retention and maintenance of a national reserve of industrial productive capacity, and for other purposes". In enacting this Act it was the intent of Congress "to provide a comprehensive and continuous program for the future safety and future defense of the U. S. and providing adequate measures whereby an essential nucleus of Government-owned industrial plants and a national reserve of machine tools and industrial manufacturing equipment may be assured for immediate use to supply the needs of the Armed Services in time of National Emergency or in anticipation thereof".
- (c) The shipyard had its origin in 1917 when Todd Shipyards developed the yard for production of ships during World War I. Operations ceased at the yard in 1925 and the area was utilized by woodworking plants. Reconstruction of the yard began in 1939 by Todd Shipyards. On 1 October 1942 the Navy obtained control of production and the present facilities were developed under Contract N0bs-779.
- (d) During the period from 1940 to 1946 Todd Pacific Shipyards constructed 74 ships for the Government including C-1 and C-3 cargo ships, CVE 6's, AOG's, CVE 105's, AV's and AD's. The U. S. Naval Station, Tacoma, was established 29 November 1945 for the purpose of providing berthing for ships by the Tacoma Pacific Reserve Fleet and maintenance of shore facilities as a Naval Industrial Reserve Shipyard.
- (e) On 1 August 1947 the Navy assumed cognizance of all of the shipyard, including the Navy-owned and the Todd-owned portions. In March 1948 the Navy acquired by purchase all of Todd's interest in the shipyard.



Naval Industrial Reserve Shipyard, Tacoma, Washington  
Acquisition of Land and remaining improvements thereon

Basis of Requirement: Continued

- (f) The shipyard is located in an industrial area of the City of Tacoma and occupies 191.12 acres which includes 52.1 acres of water. There are approximately 135 semi-permanent wood frame buildings located on this property. Waterfront structures include approximately 12,000 lin. ft. of berthing space with a depth of water of 30 feet at piers. Of the foregoing area, 4.83 acres is occupied by the Naval Reserve.
- (g) On 24 July 1947 this activity was designated as a "Class B" yard, that is, a plant essential for retention as a part of the Navy's mobilization planning. As such, its retention was approved by the Navy's Horne Board. This Board was established by the Secretary of the Navy to determine what World War II industrial capacity should be retained.
- (h) It is this Bureau's mobilization plan that the facilities of this activity are to remain as originally constructed with the basic ship construction capacity of the yard held substantially intact and readily available for the rapid resumption of shipbuilding in the event circumstances arise which demand construction of naval vessels. At the present time full production of the shipbuilding capacity of the shipyard could not be attained without the provision of compressed air, oxygen and other industrial type gases. Bureau of Ships mobilization requirements for this facility are for the new construction of CVE's, DD's, and repairs, conversion, and maintenance. Mobilization schedules developed by the Bureau of Ships show the first deliveries of vessels to be one CVE at M plus 21 and 2 DD's at M plus 18.
- (i) The land in question consists of 0.69 acres contiguous to Government-owned land, and surrounded on 3 sides by the Naval Industrial Reserve Shipyard, Tacoma. The land in question and the remaining facilities thereon are presently owned by the Air Reduction Pacific Co. The facilities on the land in question were operated during World War II by the Air Reduction Sales Co. for the purpose of manufacturing, storing and handling of oxygen and compressed air for the operation of this shipyard. These facilities were designed and constructed for the express foregoing purpose and are presently idle. The owner has had this property up for sale and desires disposition of same. In this connection the owner intends moving the remaining severable facilities to Seattle.

Naval Industrial Reserve Shipyard, Tacoma, Washington  
Acquisition of Land and Remaining Improvements Thereon

Basis of Requirement: Continued

- (j) There is no other land available upon which similar facilities could be constructed to supply the large quantities of compressed air and oxygen required by this yard for operation of its industrial and waterfront facilities. The construction of similar facilities would require an outlay of Government funds far in excess of the present fair value of the land in question and the facilities thereon.
- (k) In order to protect the Government's interest in this yard and to insure that this yard will be capable of fulfilling its assigned mobilization requirements and to preclude erection on the land in question of facilities that would endanger the security of this industrial reserve shipyard, it is essential that the Government acquire this parcel of land and the remaining improvements thereon as soon as practicable.

Project Description:

- (a) Acquisition of 0.69 acres of land and the remaining improvements thereon consisting of the following:

- (1) Main building 48' x 110', 20 feet high. A mill type building with concrete wall foundations, concrete floors, wood siding, with a built-up tarred roof. The entire building is sprinklered and is steam heated by a stoker-fired boiler. A covered concrete loading platform is located at the street and (Alexander Avenue) of the building and a concrete loading platform, half covered, is located at the rear of the building. Life expectancy of 15 years.
- (11) One small building 10' x 15', 10 feet high. This building has double brick walls, concrete floor and reinforced concrete roof with glass block windows. Life expectancy of 20 years.
- (111) Steel expansion tank 22 feet in diameter, 13 feet high with a steel superstructure supporting a compressed air cooling tower.

The property has 150' frontage on Alexander Avenue in the Industrial Waterfront Area of Tacoma, Washington, and is served by all utilities including access to a rail line. The property is 200 feet in depth and is surrounded on three sides by the Naval Industrial Reserve Shipyard, Tacoma.

Naval Industrial Reserve Shipyard, Tacoma, Washington  
Acquisition of Land and Remaining Improvements Thereon

Basis of Estimate:

- (a) The estimate of present value of land in question and the improvements located thereon is \$15,000, allocated \$5,000 to land and \$10,000 to improvements.
- (b) This estimate is based on an appraisal made in 1951, adjusted to reflect the general increase in price levels.
- (c) The site was purchased by the company in April 1942 for \$5,000. The purchase was made for special purpose use value rather than the actual fair market value which, at that time, would have been about \$3,000. The improvements were constructed in 1942. In arriving at the present fair market value of the improvements, the replacement cost has been depreciated 50%. This abnormal depreciation is justified due to the special purpose design of the improvements by the company.

	<u>Estimated Cost</u>	<u>FY 1954</u>
Total estimated cost.....	\$45,000	
Authorization required.....		\$45,000
Appropriation requested FY 1954.....		\$45,000

C49-72-Ta

TACOMA, WASHINGTON  
Expansion of the Seattle-Tacoma  
Shipbuilding Facilities

LOCATION: Pierce County, Washington

AREA: (47.83) 30.03 acres

NO. OF PARCELS: 3 Reported Excess to  
GSA #606 10-1-58

DEPOSIT: \$99,970.00.

TOTAL COST: \$159,146.00

AUTHORITY: Act of February 7, 1942  
(Public Law 441, 77th Congress).

APPROPRIATION: Act of February 6, 1942  
(Public Law 440, 77th Congress)

ESTATE: Fee simple, subject, however, to  
existing public utility easements.

HOW ACQUIRED: By Declaration of Taking filed  
Aug. 31, 1943, in a condemnation  
proceeding entitled U.S. of A. v. 47.83 acres,  
et al. Civil No. 483. Opinion of Acting Heads  
of Lands Division of Department of Justice  
dated Sept. 13, 1943.

CLEARANCE: October 1, 1943.

JURISDICTION:

DESCRIPTION: PARCEL 8: Beginning at a point  
which is the most southerly  
corner of Block 6 "A" of the State Land  
Commissioner's Replat of Blocks 13 to 48 inclusive  
of Tacoma Tide Lands (formerly in King County)  
filed under date of Dec. 23, 1918, commonly and  
generally referred to as the "Ashton Replat" said  
point being on the northwesterly boundary line

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of the highway designated on the records of Pierce County as "South Eleventh Street", thence running S. 42 deg. 44' 24" W. along said boundary 539.923 feet; thence N. 47 deg. 15' 36" E., 456 feet to the southeasterly boundary of a certain 14.46 acre tract owned by Evelyn Clapp; thence N. 42 deg. 44' 24" E. 595.095 feet to the Hylebos Creek waterway; thence S. 69 deg. 23' E. 233.167 feet to the northerly corner of said Lot 6 "A"; thence S. 42 deg. 44' 24" W. 140.982 feet to the westerly corner of said Lot 6 "A"; thence S. 47 deg. 15' 36" E. 240 ft. to the point of beginning, all in Sections 26 and 27, Township 21 North, Range 3 East, W. M. Pierce County, Washington, containing 6.14 acres, more or less.

PARCEL NO. 10:

Beginning at the point of intersection of the southwesterly line of Alexander Avenue, and the northeasterly extension of a line parallel to and 150 feet, southeasterly from the Northwesterly line of Block Fourteen, State Land Commissioner's Replat of Blocks Thirteen to Forty-Eight, both inclusive, Tacoma Tidelands, formerly in Kings County, Washington, commonly referred to as Ashton's Replat; thence parallel with the northwesterly line of said Block Fourteen S. 48 deg. 44' 24" W., a distance of two hundred feet; thence parallel with the southwesterly line of said Block Fourteen N. 47 deg. 15' 36" E., a distance of one hundred fifty feet to the northwesterly line of said Block Fourteen S. 42 deg. 44' 24" W., a distance of four hundred feet; thence parallel with the southwesterly line of said Block Fourteen S. 47 deg. 15' 36" E., a distance of twelve hundred feet; thence parallel with the southeasterly line of said Block Fourteen N. 42 deg. 44' 24" E. a distance of fifty feet; thence parallel with the southwesterly line of said Block Fourteen S. 47 deg. 15' 36" E., a distance of 202.944 feet to the northwesterly line of East Eleventh St. as now laid out and established; thence along said line of East Eleventh St. N. 42 deg. 44' 24" E., a distance of three hundred forty feet; thence on a curve to the left having a radius of two hundred ten feet to a distance of 329.667 feet to the end of said curve, said point being on the southwesterly line of Alexander Ave. as now laid out and established; thence along said line of Alexander Avenue N. 47 deg.

- 3 -

15' 36" W., a distance of 1042.944 feet to the point of beginning; and containing 16.13 acres, more or less, all in Section 27, Township 21 North, Range 3 East, W. M. Pierce County, Wash.

PARCELS NO. 11.

Beginning at a point on the northwesterly line of Block Fourteen State Land Commissioner's Replat of Blocks Thirteen to Forty-Eight both inclusive, Tacoma Tidelands, formerly in King County, Washington, commonly referred to as Ashton's Replat, a distance of Six Hundred feet southwesterly from the point of intersection of the Northeasterly extension of said northwesterly line of Block Fourteen and the Southwesterly line of Alexander Avenue, said point being the true point of beginning, thence along the northwesterly line of said Block Fourteen S. 42 deg. 44' 24" W. a distance of one hundred seventy feet; thence S. 47 deg. 15' 36" E. on the Southwesterly line of said Block Fourteen a distance of 1,402.944 feet to a point on the northwesterly line of East Eleventh Street as now laid out and established; thence along the said line of East Eleventh Street N. 42 deg. 44' 24" E. a distance of two hundred twenty feet to a point; thence N. 47 deg. 15' 36" W. parallel to the southwesterly line of said Block Fourteen a distance of 202.944 feet to a point; thence S. 42 deg. 44' 24" W., parallel to the northwesterly line of East Eleventh St. a distance of fifty feet to a point; thence N. 47 deg. 15' 36" W., parallel to the southwesterly line of said Block Fourteen a distance of twelve hundred feet to the point of beginning, and containing 5.71 acres, more or less, all in Section 27, Township 21 North, Range 3 East, W. M. Pierce County, Washington.

Subject, however, to existing public utility easements. (Tract 2. leased and dismissed from condemnation).

MAP: These lands are delineated on a map dated June 1943, entitled "U.S. Navy, Seattle and Tacoma Shipyard site".

C49-72-Ta-1

17-2

TACOMA, WASHINGTON  
Seattle Tacoma Shipbldg. Co.  
(Expansion)

LOCATION: Pierce County, Washington.

AREA: 14.46 acres

DEPOSIT: \$72,300.00

REPORTED EXCESS TO GSA

#606 10-1-58

TOTAL COST: \$72,300.00.

3.50 acres retained

for N-MORTC

AUTHORITY: Act of 3/27/42 (Public Law 507,  
77th Congress).

APPROPRIATION: Act of 2/7/42 (Public Law 441,  
77th Congress).

ACQUIRED: By declaration of taking filed  
Sept. 15, 1943 in the U.S. District  
Court for the Southern Division of the Western  
District of Washington, in the case of U.S.A. v.  
14.46 acres of land in Pierce County, Wash. and  
Evelyn Clapp, et al, No. 447. Confirmation opinion  
by AttyGen dtd Aug. 14, 1944.

TITLE: Fee simple, subject to existing  
public utility easements.

CLEARANCE: Oct. 19, 1943.

JURISDICTION: *See to Nov. 8/4/1953*

DESCRIPTION: Parcel 7: Beginning at a point  
on the northeasterly line of  
Alexander Ave. 456 ft. northwesterly from the  
point of intersection of the southeasterly extension  
of the northeasterly line of said Alexander Ave.,  
and the northwesterly line of E. 11th St; thence  
from said point of beginning N. 47 deg. 15' 36" W.  
along the northeasterly line of said Alexander  
Ave., 546.94 ft. to a point; thence leaving  
Alexander Ave. and crossing the lands of Evelyn

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Clapp N. 42 deg. 44' 24" E. a distance of 1040.83 ft. to the S. line of Hylebos Creek Waterway; thence S. 69 deg. 23' E. with said S. line of Hylebos Creek Waterway, a distance of 590.4 ft. to the Northwest-erly corner of the lands of George Barbare; thence leaving said Hylebos Creek Waterway, parallel to the northwesterly line of E. 11th St. 1263.175 ft. more or less, to the point of beginning, containing 14.46 acres, more or less.

*use*  
*quit*  
MAP: These lands are delineated on a D.F.W. Drwg. No. 42-414, approved Sept. 12, 1942, altered 9/21/42, H.C.C. entitled "Real Estate Acquisition Map Additional Property, Tacoma, Wash."



049-72-Ta-2

17-3

TACOMA, WASHINGTON  
Seattle-Tacoma Shipbuilding Co.  
Receiving Station

LOCATION: Tacoma, Pierce County,  
Washington

AREA: 6.80 acres 1.97 REPORTED EXCESS TO CSA  
#606 10-1-58

DEPOSIT: \$19,845.00 483 acres released  
for No MRTC

TOTAL COST: \$19,845.00

AUTHORITY: Act of Mar. 27, 1942 (Public Law  
507, 77th Congress).

APPROPRIATION: Act of Apr. 28, 1942 (Public Law  
523, 77th Congress).

ACQUIRED: By Declaration of Taking filed Sept.  
15, 1943, in the U.S. District Court  
for the Southern Division of the Western District  
of Washington, in the case of U.S.A. v. 6.80 acres  
of land in Tacoma, Pierce County, Washington, and  
Evelyn Clapp et al, No. 571. Confirmation opinion  
by AttyGen dtd May 6, 1944.

TITLE: Fee simple, subject to existing  
public utility easements.

~~James J. ...~~  
CLEARANCE: Oct. 14, 1943.

~~Occupation~~ *Survey for the Gov. 8/6/1953*

~~Occupation~~ Parcel 3. The southeasterly 456 ft. of  
the southwesterly 710.08 ft. of block  
11 of State Land Commissioner Replat of Blocks 13  
to 46 inclusive, Tacoma Tide Lands according to  
record plat thereof, in the file of the Auditor,  
Pierce County, Washington, being more particularly  
described as follows: Beginning at a point on the  
northwesterly side of S. 11th St. and on the south-  
westerly line of the lands of George Barbara; thence  
S. 42 deg. 44' 24" W. along said northwesterly side  
of S. 11th St. 430.08 ft. 44' 24" W. along said  
northwesterly side of S. 11th St. 430.08 ft. to a point  
of curve, whose radius is 230.0 ft.; thence along  
the arc of said curve to the point of tangency on

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the northeasterly side of Alexander Ave.; thence along said northeasterly side of Alexander Ave. 176 ft. to a point on the southeasterly boundary of the lands of Evelyn Clapp; thence N. 42 deg. 44' 24" E. 710.08 ft. to a point at the southwesterly corner of said lands of George Barbara; thence S. 47 deg. 15' E. along the southwesterly line of said lands 456 ft. to the point of beginning. Containing 7 acres, more or less.

Save and except all of those portions contained within the above description lying below the ordinary high water mark before placement of artificial fill, and containing prior to said exception 7 acres, more or less. Provided, however, that no title to nor estate in lands lying below ordinary high water mark is taken by this instrument.

*here*  
Use map entitled "District Headquarters, 13th Naval District, Seattle, Wash." Real Estate Acquisition Map Tacoma. Approved May 9, 1942.

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049-72-Ta-3

TACOMA, WASHINGTON  
SEATTLE-TACOMA SHIPBUILDING CO.  
(Parking Facilities)

LOCATION: Pierce County, Washington

AREA: 16.2 acres

PARCELS: 2 Reported Excess to USA  
10-1-58 #606

DEPOSIT: \$6,661.00

TOTAL COST: \$19,079.76

AUTHORITY: Act of 3/27/42 (Public Law 507,  
77th Congress).

APPROPRIATION: Act of 2/7/42 (Public Law 441,  
77th Congress).

ACQUIRED: By declaration of taking filed  
Aug. 31, 1943 in the U.S. District  
Court for the Southern Division of the Western  
District of Washington in the case of U.S.A. v.  
16.2 acres of land in Pierce County, Washington,  
Tacoma Harbor Lumber Co., et al, Civil No. 467.  
Confirmation opinion by AttyGen dtd Sept. 13, 1943.

TITLE: Fee simple, subject to existing  
public utility easements.

CLEARANCE: Oct. 1, 1943.

JURISDICTION:

DESCRIPTION: Parcel 12. Commencing at a point  
of intersection of the prolongation  
of the southeasterly line of E. 11th St. and  
the northeasterly line of Alexander Ave; thence  
southeasterly with the northeasterly line of  
Alexander Ave; 120 ft to the southeasterly line  
of lot 30, said point being the point of  
beginning; thence southeasterly with the north-  
easterly line of Alexander Ave; 600 ft. to a

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point; thence northeasterly parallel to the southeasterly line of E. 11th St., 400 ft. to a point; thence northwesterly parallel to the northwesterly line of Alexander Ave. 880 ft. to the most easterly corner of Lot 43; thence southwesterly with the southeasterly lines of Lots 43, 42, 41, 40, 39, 38, 37, 36, 35, 34, 33, 32, 31 and 30, a distance of 400 ft. to the point of beginning, containing 8.08 acres, more or less, Pierce County, Washington.

~~Parcel 12~~ Commencing at the point of intersection of the extensions of the southeasterly line of E. 11th St. and the southwesterly line of Alexander Ave.; thence southeasterly with said southwesterly line of Alexander Ave. 120 ft. more or less, to the southeasterly line of Lot 26, said point being the true point of beginning; Thence continuing southeasterly with said southwesterly line 880 ft. to a point; thence southwesterly parallel to the southeasterly line of E. 11th St., a distance of 400 ft. to a point; thence northwesterly parallel to the southwesterly line of Alexander Ave., a distance of 880 ft. to a point; on the southeasterly line of Lot 13; thence northeasterly with the southeasterly lines of Lots 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, and 26 to the point of beginning, containing 8.08 acres, more or less, Pierce County, Washington.

MAP: These lands are designated as Parcels 12 and 13, and are delineated on a map dtd June 1943, entitled "U.S. Navy Seattle & Tacoma Shipyard Site".

C49-72-Ta-4

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TACOMA, WASHINGTON  
SEATTLE-TACOMA SHIPBUILDING COMPANY  
(Expansion)

LOCATION: Pierce County, Wash.

AREA: 16.08 acres  
Reported Excess to GSA  
#606 10-1-58

DEPOSIT: \$4,042.00

TOTAL COST: \$6,750.00

AUTHORITY: Act of Feb. 8, 1942 (Public Law 440, 77th. Congress).

APPROPRIATION: Act of Feb. 7, 1942 (Public Law 441, 77th. Congress).

ACQUIRED: By declaration of taking filed Aug. 31, 1943 in the U.S. District Court for the Southern Division of the Western District of Wash. in the case of the U.S.A. v. 16 acres of land in Pierce County Wash., Annie Jones, et al., Civil No. 494. Confirmation opinion by AttyGen dtd. Sept. 21, 1943.

TITLE: Fee simple, subject to existing public utility easements.

CLEARANCE: Oct. 1, 1943.

JURISDICTION:

DESCRIPTION: Parcel 15: Commencing at a point of intersection of the extensions of the southeasterly line of E. 11th. St. and the southwesterly line of Alexander Ave., as now laid out and established; thence southeasterly along said southwesterly line of Alexander Ave., as extended, a distance of 1000 ft. to a point, said point being the true point of beginning; thence continuing southeasterly along said southwesterly line of Alexander Ave. a distance of 1040 ft. to a point; thence southwesterly parallel to the SW line of E. 11th. St. a distance of 670 ft. to a point; thence northwesterly parallel to the southwesterly line of Alexander Ave. a distance of 1040 ft. to a point; thence northeasterly

- 1 - 17-5 C 49-72-204  
parallel to the southwesterly line of E. 11th. St. a distance  
of 670 ft. to the point of beginning, said tract being situated  
in the W<sub>2</sub> of Sec. 35, T21N., R3E., W.4., and containing 16 acres,  
more or less, Pierce County, Wash.

new  
out  
MAP:

This parcel of land is designated as Parcel 15,  
and is delineated on a map entitled "U.S. Navy,  
Seattle & Tacoma Shipyard Site", dtd. June 1943.

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C49-93-Ta  
P49-72-Ta

TACOMA, WASHINGTON  
Facilities for Todd Shipyards Corporation  
NObs-779(764b)

LOCATION: Tacoma, Pierce County, Washington.

AREA: 74.238 acres *Correct* Reported Excess to  
GSA #606 10-1-58

COST: Exchange between contractor and  
Government.

AUTHORITY: Act of Mar. 27, 1942 (Public Law  
507, 77th Congress).

APPROPRIATION: Act of May 29, 1945 (Public Law 62,  
79th Congress)

ESTATE: Fee simple

HOW ACQUIRED: Possession acquired pursuant to a  
condemnation proceeding instituted  
Dec. 27, 1945, in the District Court  
of the United States for the Western District of  
Washington, Southern Division, in a case entitled  
U.S. of America v. 84.2 acres of land, et al.,  
civil No. 820. Prior to a judgment and pursuant  
to Reg. 20; Ord 1. Part 6320 Surplus Marine Industrial  
Real Property, dated June 21, 1946, it was arranged  
for Todd to convey the hereinafter described property  
to United States of America for Navy in exchange for  
Navy-owned property of 10.912 acres owned by United  
States of America at Seattle, under NObs-48 (File  
C49-72-Sa-2). The lands conveyed to Navy by Todd  
by a deed dated Mar. 12, 1948, and recorded among  
the land records of Pierce County in Vol. 910 of  
Deeds at page 687. Final opinion by AttyGen dtd  
1-18-49. (However, the deed does not cover all the  
lands in the condemnation proceeding, but does  
cover some other lands not included in the condemna-  
tion proceeding.) *See comment and deed 9-8-48  
Rec. 9-15-49. Vol. 910 page 689*

DESCRIPTION: Beginning on the Northeasterly line  
of Block One (1), in Flat entitled,  
"State Land Commissioners Replat of Block Thirteen

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(13) to Forty-eight (48), both inclusive, Tacoma Timber Lands, formerly King County, commonly known as "Ashton's Replat.", at a point on said line 500 feet Northwesterly from the Easterly corner of said Block 1, thence parallel with the Southeasterly line of Block 1, South 42 deg. 44' 24" West 910 feet to the projected Northeasterly line of Alexander Ave. as now laid out, thence on said projected line of Avenue South 47 deg. 15' 36" East 500 feet to the Southeasterly line of said Block 1; thence on said Southeasterly line South 42 deg. 44' 24" West 120 feet to the Southwesterly line of said Alexander Ave., as now laid out; thence on the Southwesterly line of said Avenue projected North 47 deg. 15' 36" West 887.143 feet; thence South 42 deg. 44' 24" West 770 feet to the Southwesterly line of said Block 1; thence on said Southwesterly line of Block North 47 deg. 15' 36" West 1056.113 feet; thence North 24 deg. 53' East 643.649 feet; thence North 13 deg. 52' West 900.0 feet; thence North 35 deg. 20' 20" East 908.22 feet to the Northeasterly line of said Block 1; thence along said Northeasterly line of Block South 47 deg. 15' 36" East 2394.074 feet to the place of beginning; situate in the City of Tacoma, County of Pierce and State of Washington.

This conveyance is made subject to an easement granted to the City of Tacoma for water mains, electric transmission and distribution lines, and subject to an easement over the Northeasterly 50 feet of Alexander Ave. granted to Hooker Electrochemical Co.

*here*  
*quit*  
Note: The lands included in the condemnation proceedings not included in the above mentioned deed have been conveyed by Todd to the Maritime Commission. By *instrument dated 5/1/48*

*see file C49-72-2-2*

*Correction deed dated 9-8-49, Final  
opinion by Atty. Gen. dated 1-18-49*



TACOMA, PIERCE COUNTY, WASHINGTON.

Facilities of Todd Shipyards Corporation Nobs-779(764b)

AREA: 84.238 acres. (74.238) *correct*

COST: \$170,000.00

AUTHORITY: Act of Mar. 27, 1942 (Public Law 507, 77th Congress).

APPROPRIATION: Act of May 29, 1945 (Public Law 62, 79th Congress)

ESTATE: Fee simple title, subject to certain easements set out in the description.

HOW ACQUIRED: By a deed dated Mar. 12, 1948, recorded in Vol. 893 at page 629 and a correction deed dated Sept. 8, 1948, recorded in Vol. 910 at page 687, from TODD SHIPYARD CORPORATION, corporation, to the UNITED STATES OF AMERICA.

Final opinion by the Attorney General dated January 18, 1949.

DESCRIPTION:

Beginning on the Northeasterly line of Block one in Plat entitled "State Land Commissioners Replat of Block 13 to 48, both inclusive, Tacoma Tide Lands, formerly King County," commonly known as "Ashton's Replat", at a point on said line 500 feet Northwesterly from the Easterly corner of said Block 1, THENCE parallel with the Southeasterly line of Block 1 South 42 degrees 44' 24" West 910 feet to the projected Northeasterly line of Alexander Avenue as now laid out; THENCE on said projected line of Avenue South 47 degrees 15' 36" East 500 feet to the Southeasterly line of said Block 1; THENCE on said Southeasterly line South 42 degrees 44' 24" West 120 feet to the Southwesterly line of said Alexander Avenue, as now laid out; THENCE on the Southwesterly line of said Avenue projected North 47 degrees 15' 36" West 887.143 feet; THENCE South 42 degrees 44' 24" West 770 feet to the Southwesterly line of said Block 1; THENCE on said Southwesterly line of Block North 47 degrees 15' 36" West 968.22 feet; THENCE North 24 degrees 53' East 643.649 feet; THENCE North 13 degrees 52' West 900 feet; THENCE North 35 degrees 20' 20" East 698.009 feet to the Northeasterly line of said Block 1; THENCE along said Northeasterly line of Block South 47 degrees 15' 36" East 2394.074 feet to the PLACE OF BEGINNING; SITUATE in the City of Tacoma, County of

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Pierce, and State of Washington.

This conveyance is made subject to an easement granted to the City of Tacoma for water mains, electric transmission and distribution lines, and subject to an easement over the Northeastly 50 feet of Alexander Avenue, granted to Hooker Electrochemical Company.

*here*

TACOMA, PIERCE COUNTY, WASHINGTON.

Facilities of Todd Shipyards Corporation  
(Contract No. DA-MCc-12)

Reported Excess to GSA  
#606 10-1-58

AREA: 10.07 acres.

COST: Transfer from the Department of Commerce.

AUTHORITY:

ESTATE: Fee simple, subject to certain easements and rights of ways mentioned in the description.

HOW ACQUIRED: By a transfer letter dated May 7, 1951, from the Assistant Secretary of the Maritime Administration United States Department of Commerce. Title was vested in United States pursuant to a deed dated 29 May 1945 from Todd Shipyards Corporation and Todd Pacific Shipyards Inc., to U.S. of A. Said deed recorded among the land records of Pierce County on 9 June 1945 in deed Record Vol. 783, page 397.

DESCRIPTION:

PARCEL 1.

Beginning on the Southwesterly line of Block one (1) in plat entitled, "State Land Commissioner's Replat of Blocks 13 to 48, both inclusive, Tacoma Tide Lands, formerly in King County," recorded in the County Auditor's Office and commonly known as "Ashton's Replat", at a point 317.143 feet Northwesterly from the Southerly corner of said Block 1; thence on said Southwesterly line of Block, North  $47^{\circ} 15' 36''$  West 350 feet; thence parallel with the Southeasterly line of said Block, North  $42^{\circ} 44' 24''$  East 790 feet to the extended Southwesterly line of Alexander Avenue as now laid out by the City of Tacoma; thence on said extended line of Alexander Avenue, South  $47^{\circ} 15' 36''$  East 350 feet; thence parallel with said Southeasterly line of Block, South  $42^{\circ} 44' 24''$  West 790 feet to the place of beginning.

Also the right to use for road purposes the Southwesterly half of the extension Northwesterly of Alexander Avenue as now laid out by the City of Tacoma, described as beginning on the said Southeasterly line of Block 1 of said "Ashton's Replat", at a point 790 feet Northeasterly

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from the Southerly corner thereof; thence on an extension of the Southwesterly line of Alexander Avenue, Northwestery 667.143 feet; thence parallel with said Southeasterly line of Block, Northeastery 60 feet; thence parallel with said Southwesterly line of Avenue, Southeasterly 667.143; thence Southwesterly 60 feet to the place of beginning.

PARCEL 1

Beginning on the Southwesterly line of Block One (1) in plat entitled, "State Land Commissioner's Replat of Blocks 13 to 48, both inclusive, Tacoma Tide Lands, formerly in King County," recorded in the County Auditor's office and commonly known as "Ashton's Replat", at a point 667.143 feet Northwestery from the Southerly corner of said Block 1; thence on said Southwesterly line of Block, North  $47^{\circ} 15' 36''$  West 220 feet; thence parallel with the Southeasterly line of said Block, North  $42^{\circ} 44' 24''$  East 790 feet to the extended Southwesterly line of Alexander Avenue as now laid out by the City of Tacoma; thence on said extended line of Alexander Avenue, South  $47^{\circ} 15' 36''$  East 220 feet; thence parallel with said Southeasterly line of Block, South  $42^{\circ} 44' 24''$  West 790 feet to West 790 feet to the point of beginning.

Also the right to use for road purposes, the Southwesterly half of the extension Northwestery of Alexander Avenue as now laid out by the City of Tacoma, described as beginning on said Southeasterly line of Block 1 of said "Ashton's Replat", at a point 790 feet Northeastery from the Southerly corner thereof; thence on an extension of the Southwesterly line of Alexander Avenue, Northwestery 887.143 feet; thence parallel with said Southeasterly line of Block, Northeastery 60 feet; thence parallel with said Southwesterly line of Avenue, Southeasterly 887.143 feet; thence Southwesterly 60 feet to the place of beginning.

Together with certain buildings, structures, fixtures and improvements situated upon said parcels of land as follows: Such, and only, such buildings, structures, fixtures and improvements of every kind and character as were conveyed to the Seattle-Tacoma Shipbuilding Corporation pursuant to an agreement between the Seattle-Tacoma Shipbuilding Corporation and Sizer & Company, dated June 11, 1941.

The above described real estate and each parcel thereof being subject to the following encumbrances:

1. Any lien or liens that may arise or be created in consequence of or pursuant to an Act of the Legislature of the State of Washington entitled, "An Act prescribing the ways in which waterways for uses of navigation may be excavated by private contract, providing for liens upon

lands belonging to the state, granting rights of way across lands belonging to the state, approved March 9, 1893.

77A  
2. Agreement entered into December 24, 1917 by and between James M. Ashton and Todd Dry Dock & Construction Corporation, a Washington corporation, with respect to a waterway constructed adjacent to the premises herein described, reciting that said waterway shall be maintained permanently by the said parties as a private waterway for the joint and equal use of said parties, their assigns and successors in interest, and further reciting that said parties, their successors and assigns, shall have the free use of said waterway and that said waterway shall be kept open and free from obstructions for that purpose; that said parties shall have the right to construct and maintain wharves on the side of said waterway but not extending beyond the pier-head line; that the use of such wharves or structures shall not block or obstruct the use of the main channel of said waterway for the passage of vessels; also provisions for the maintenance and upkeep of said waterway, all as expressed in said agreement which was recorded January 14, 1918 in Volume 409 of Deeds, at page 570, under Auditor's fee No. 480548, reference to which is made for the full context thereof; the agreement further provides that the covenants contained therein are intended to run with the land of each of the parties thereto and to be binding upon and enure to the benefit of the parties, their successors and assigns forever.

3. Easement to construct, operate and maintain a double track passenger and freight railway, also trunk or other water water mains, and electric transmission and distribution lines to be located within the following described property situated in Pierce County, Washington, to wit:

"A tract of land 60 feet in width and 567 feet in length constituting and extension northwesterly of the westerly half of Alexander Avenue in the City of Tacoma; said tract abutting upon the northwesterly end of said Alexander Avenue and lying within the center line and the westerly marginal line thereof produced northwesterly 567 feet;"

granted by Todd Dry Docks, Inc., a corporation, to City of Tacoma, a municipal corporation, by instrument dated November 7, 1929 and recorded December 10, 1929 under Auditor's Fee No. 974080, reference to which instrument is made for further particulars.

Situated in the County of Pierce, State of Washington.

TACOMA, PIER

Facilities of Todd S

AREA: 23.283 acres and r

COST: Transfer from the  
(Original cost \$870

AUTHORITY: Public Law 354, 7  
and Executive Ord

ESTATE: Fee simple title, ex  
construct, operate a  
ger and freight rail  
mains, and electric t  
lines now held by the  
corporation, as to Tr  
which hereinafter fol  
right of way for road  
Electrochemical Compan  
Docks, Inc., in and t  
description which her

HOW ACQUIRED: By a letter of t  
Secretary of the  
United States  
Secretary of  
Title to these l  
States at the re  
Commerce by a co  
instituted in the  
United States for  
Washington Southe  
entitled United S  
Peterman Manufact  
ship, et al. Civi  
and decree of app  
1942.

DESCRIPTION:

Tract No. 1:  
Beginning at the Southerly  
State Land Commissioner's Replat  
Tacoma Tide Lands, formerly in K  
thence north 47 degrees 15 minut  
distance of 1000 feet to the West

TACOMA, PIERCE COUNTY, WASHINGTON  
Part of U. S. Naval Supply Depot

AREA: 0.067 of an acre

COST: \$330.00

AUTHORITY: Act of 1949 as amended

HOW CONVEYED: By a quit claim deed dated \_\_\_\_\_  
from United States of America to  
Erwin D. Strehlan and  
Mary C. Strehlan

DESCRIPTION: 0.067 acres of vacant land located  
in the southeasterly corner and  
outside the fence of the U. S.  
Naval Supply Depot Storage Branch, Tacoma, Wash-  
ington, north of Lake Steilacoom Avenue on the  
west side of Old Pacific Highway. The property,  
which is shown on the attached sketch, is des-  
cribed as:

That part of Government Lot 2, Section one  
(1), Township nineteen (19) North, Range two (2)  
East of the Willamette Meridian, lying west of the  
400 foot right-of-way of the Northern Pacific Rail-  
way Company and the County Road, in the County of  
Pierce, State of Washington, more particularly des-  
cribed as follows:

Commencing at the northwest corner of Government  
Lot 2, Section 1, Township 19 North, Range 2 East  
of the Willamette Meridian, thence South along  
the West line of said Government Lot 2, 875.54  
feet, more or less to the true point of begin-  
ning; thence continuing South along the West line  
of said Government Lot 2 a distance of 204.46  
feet, more or less, to the West line of Old Paci-  
fic Highway; thence northeasterly along the said  
Highway 205.88 feet, more or less; thence North  
89 degrees 29' 50" West 29.06 feet, more or less,  
to the true point of beginning.

STATION	TARP SHIPYARDS		STATE	WASHINGTON	
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LOCATION	ACQUISITION DATA				DISPOSAL DATA		REAL ESTATE FILE NUMBER
	DATE	INTEREST	AREA	COST	ACTION	DATE	
lands Acquired by MARITIME Commission For Navy	(5/29/45) Transfer to Navy 5-7-51	FEE	10.07 AC				T 49-72-Ta
	8/26/42 Transferred to Navy 5-7-51	FEE	23.281 AC		Notes: This Area overlaps NAVY-Acquired Area by 0.261 Acres		
Parcel BA - 1st 6A	2/8/43	Lease	1.04 AC	\$1.25 per	RELEASED	8/30/47	249-72-Ta
Scale 1:210, A.B.E		May(6) 3000					
Encroachment of Bldg & Sewer & Electrical System Construction	2/13/48	Permit			From Hooker Co		X 49-117-Ta
Use of Bldgs by WMA		Permit			No ACTION		W 49-1-Ta
Bldg 321, 323, 549, 544, 576, 592		Permit to Army			Relinquished subject to delete cession zone		W 49-2-Ta
Bldg 209	5/15/49	Permit			To Internal Revenue		W 49-1-Ta-4
		May(6) 44706					
Transfer of Cognizance to <del>Naval</del> Reserve		Bldg 23, Remainder of Barracks 30		5 Bldg. 2	13 BA-13		W 49-65-Ta
Bldg. 580		Permit 1800'			To Selective Service		W 49-1-Ta-8
		May(6) 45099					

# REPRODUCED AT GOVERNMENT EXPENSE

LAND ACQUISITION DATA  
FORM NO. 1207-01

STATION	Seattle Tacoma Shipyard Facility	STATE	Washington
NAVY DISTRICT	Todd Shipyard	CITY	Takoma
STATION MAP NO.	13-89	COUNTY	Pierce
REMARKS			

LOCATION	ACQUISITION DATA			DISPOSAL DATA		REAL ESTATE FILE NUMBER
	DATE	INTEREST	AREA	COST	ACTION	
Blk. 580 for Storage		Proposed also Permit			To State of Washington	W49-1-1-7a8
Use of Blk 203 for storage of Wheat	10/1/49	Rev. Per. Navy (E) \$4850			To Vets. of Foreign Wars	W49-1-1-7a7
Blk. 209		Permit Navy (E) \$4706			To Internal Revenue Service	W49-1-1-7a6
Land acquired by Maritime Commission Reported by Comdt. as in Navy custody No Record of Transfer	DEED 5/29/45	FEE	10.07		Notes- This land overlapped Navy-acquired area by State of Washington	T49-72-7a
Portion of State for mypass purposes to transfer Co's premises	Com. 1985 8/24/47	FEE	28.285			W49-1-1-7a 10



JURISDICTION

STATE	JURISDICTION	LAND ACQUISITION DATA	COUNTY	PLAT
INSTALLATION	AREA	FILE NUMBER	ACQUISITION DATA	ADDITIONAL INFORMATION
Naval Station Todd-Tacoma Shipyard Tacoma	30.03	C49-72-Ta	Civil No. 483 D.T. 8/31/43 Cost \$159,154.00	17-1 Consistent jurisdiction accepted 8-53 over 1958. 19.58 acres
	14.46	C49-72-Ta-1	Civil No. 447 D.T. 9/15/43 Cost \$72,300.00	17-2
	6.33	C49-72-Ta-2	Civil No. 571 D.T. 9/15/43 Cost \$19,845.00	17-3
	16.2	C49-72-Ta-3	Civil No. 467 D.T. 8/31/43 Cost \$20,079.76	17-4
	16.93	C49-72-Ta-4	Civil No. 494 D.T. 8/31/43 Cost \$6,750.00	17-5
154257	74.038	P49-72-Ta (over)	Deed 9/9/43 Cost	17-6 Acquired in exchange for Todd-Seattle Yard.

INSTALLATION	AREA	FILE NUMBER	ACQUISITION DATA	ADDITIONAL INFORMATION
Naval Station-Tacoma (continued)	10.07	T49-72-Ta	Deed to Maritime Commission 5/29/45 Cost	NOTE: - Real Estate Files of Bureau do not show that these lands were ever transferred to Navy - Com13 and BuShips report them as Navy Lands.
Overlap of 0.261 acres on Navy acquired land to be subtracted to arrive at correct total)	23.283	" " "	Civil No. 385 D.T. 3/26/42 Cost (Maritime Commission Acquisition)	17-8 See ltr from Commerce 5/7/51
Part of U.S. Naval Supply Depot, Tacoma.	-0.067	W49-1-Ta-1	Transferred to Navy as of 9/30/42 See Commerce ltr of 5/7/51/ Quit Claim Deed Dated from USA to Erwin D. Strehland & wife	17-8
N & MJCIC	8.3 AC	Retained by Navy		182.71 AC Reported excess to CSA 10-1-58 #306